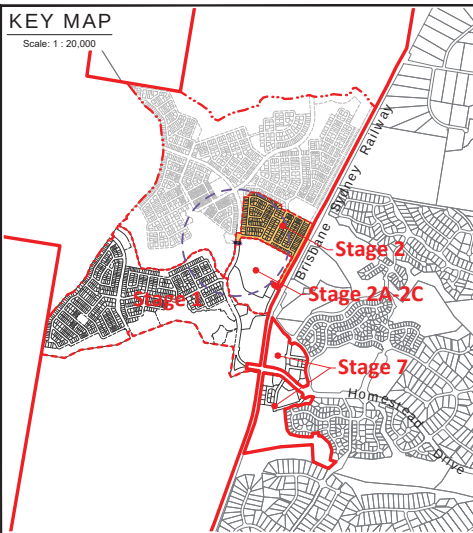


# KEY MAP

Scale: 1 : 20,000



## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide EMT (Railway)
- Indicative Indented Bus Stop Location
- Bus Stop Catchment (400m)

### 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 / Vents.  
Adjoining information: DCDB.  
Contours: Bradshires.

## Land Budget Stage 2

| Land Use                      | Stage 2D | Stage 2E | Stage 2F | Stage 2G | Stage 2H | Stage 2I | Stage 2J | Stage 2K | Overall          |
|-------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|------------------|
| Area                          | Area     | Area     | Area     | Area     | Area     | Area     | Area     | Area     | %                |
| Area of Subject Site          | 2,678 ha | 1,919 ha | 2,200 ha | 2,959 ha | 2,500 ha | 1,844 ha | 1,059 ha | 1,581 ha | 16,740 ha 100.0% |
| Saleable Area                 |          |          |          |          |          |          |          |          |                  |
| Residential Allotments        | 1,486 ha | 1,343 ha | 1,308 ha | 2,092 ha | 1,718 ha | 1,158 ha | 1,059 ha | 1,581 ha | 10,164 ha 60.7%  |
| Balance Super Allotments      | —        | —        | —        | —        | —        | —        | —        | —        | 9.4%             |
| Total Area of Allotments      | 1,486 ha | 1,343 ha | 1,308 ha | 2,092 ha | 1,718 ha | 1,158 ha | 1,059 ha | 1,581 ha | 11,745 ha 70.2%  |
| Road                          |          |          |          |          |          |          |          |          |                  |
| Collector Road                | 0.644 ha | —        | 0.788 ha | —        | —        | —        | —        | —        | 1,432 ha 8.6%    |
| Local Road                    | 0.548 ha | 0.576 ha | 0.104 ha | 0.837 ha | 0.782 ha | 0.686 ha | —        | —        | 3,533 ha 21.1%   |
| Linear Connections            | —        | —        | —        | 0.030 ha | —        | —        | —        | —        | 0.030 ha 0.2%    |
| Entry Statements              | —        | —        | —        | —        | —        | —        | —        | —        | 0.0%             |
| Total Area of New Road        | 1,192 ha | 0.576 ha | 0.892 ha | 0.867 ha | 0.782 ha | 0.686 ha | —        | —        | 4,995 ha 29.8%   |
| Open Space                    |          |          |          |          |          |          |          |          |                  |
| Corridor Park                 | —        | —        | —        | —        | —        | —        | —        | —        | 0.0%             |
| District 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%             |

## Yield Breakdown Stage 2

| Residential Allotments                                                             | Typical Size | Typical Area | Stage 2D   | Stage 2E   | Stage 2F   | Stage 2G   | Stage 2H   | Stage 2I   | Stage 2J   | Stage 2K | Overall    |
|------------------------------------------------------------------------------------|--------------|--------------|------------|------------|------------|------------|------------|------------|------------|----------|------------|
| Urban & Nano Allotments Product                                                    |              |              |            |            |            |            |            |            |            |          |            |
| Urban Lot                                                                          | 4.7 x 11.5m  | 54m²         | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| Urban Allotments                                                                   | 7.5 x 18m    | 120m²        | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| Urban Terrace                                                                      | 6.2 x 27.5m  | 170m²        | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| Subtotal                                                                           |              |              | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| 16m Deep Product                                                                   |              |              |            |            |            |            |            |            |            |          |            |
| Square Allotment                                                                   | 14 x 16m     | 220m²        | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| Subtotal                                                                           |              |              | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| 25m Deep Product                                                                   |              |              |            |            |            |            |            |            |            |          |            |
| Wide Allotment                                                                     | 8.5 x 25m    | 213m²        | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| Villa Allotment                                                                    | 10 x 25m     | 250m²        | 2          | 5          | —          | 18         | 10         | 4          | —          | —        | 39 15.7%   |
| Courtyard Allotment                                                                | 14 x 25m     | 350m²        | 1          | 9          | —          | 17         | 12         | 7          | —          | —        | 46 18.5%   |
| Premium Courtyard Allotment                                                        | 16 x 25m     | 400m²        | —          | 5          | —          | 5          | 9          | 1          | —          | —        | 20 8.0%    |
| Premium Traditional Allotment                                                      | 20 x 25m     | 500m²        | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| Possible Multiple Residential Allotment                                            | —            | —            | —          | —          | —          | —          | 2          | 12         | —          | —        | 2 0.8%     |
| Subtotal                                                                           |              |              | 3          | 19         | —          | 40         | 33         | 12         | —          | —        | 107 43.0%  |
| 28m Deep Product                                                                   |              |              |            |            |            |            |            |            |            |          |            |
| Terrace 7.5m Allotment                                                             | 7.5 x 28m    | 210m²        | —          | —          | —          | —          | —          | 8          | —          | —        | 8 3.2%     |
| Terrace 9.5m Allotment                                                             | 9.5 x 28m    | 265m²        | —          | —          | —          | —          | —          | 4          | —          | —        | 4 1.6%     |
| Subtotal                                                                           |              |              | —          | —          | —          | —          | —          | 12         | —          | —        | 12 4.8%    |
| 30m Deep Product                                                                   |              |              |            |            |            |            |            |            |            |          |            |
| Villa Allotment                                                                    | 10 x 30m     | 300m²        | 6          | 6          | —          | 5          | 1          | 1          | 7          | —        | 26 10.4%   |
| Premium Villa Allotment                                                            | 12.5 x 30m   | 375m²        | 7          | 6          | 3          | 5          | 2          | —          | 9          | —        | 32 12.9%   |
| Courtyard Allotment                                                                | 14 x 30m     | 420m²        | 11         | 3          | 9          | 7          | 5          | 6          | 3          | —        | 44 17.7%   |
| Traditional Allotment                                                              | 20 x 30m     | 600m²        | 6          | —          | 12         | 1          | 4          | 3          | 1          | —        | 27 10.6%   |
| Premium Traditional Allotment                                                      | 25 x 30m     | 720m²        | —          | —          | —          | —          | —          | —          | —          | —        | 0.0%       |
| Possible Multiple Residential Allotment                                            | —            | —            | —          | 1          | —          | —          | —          | —          | —          | —        | 1 0.4%     |
| Subtotal                                                                           |              |              | 30         | 15         | 25         | 18         | 12         | 10         | 20         | —        | 130 52.2%  |
| Total Residential Allotments                                                       |              |              | 33         | 34         | 25         | 58         | 45         | 34         | 20         | —        | 249 100%   |
| Residential Net Density                                                            |              |              | 16.2 dw/ha | 17.7 dw/ha | 17.7 dw/ha | 19.6 dw/ha | 18.0 dw/ha | 18.4 dw/ha | 10.8 dw/ha | —        | 18.1 dw/ha |
| Super Lots                                                                         |              |              | Lots       | Lots       | Lots       | Lots       | Lots       | Lots       | Lots       | Lots     | Lots       |
| Balance Super Allotments                                                           |              |              | —          | —          | —          | —          | —          | —          | —          | —        | 1          |
| Sub Total                                                                          |              |              | —          | —          | —          | —          | —          | —          | —          | —        | 1          |
| Total Allotments                                                                   |              |              | 33         | 34         | 25         | 58         | 45         | 34         | 20         | —        | 250        |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) |              |              | 33         | 34         | 26         | 58         | 47         | 34         | 20         | —        | 252        |
| Maximum Potential Net Residential Density                                          |              |              | 16.2 dw/ha | 17.7 dw/ha | 18.4 dw/ha | 19.6 dw/ha | 18.8 dw/ha | 18.4 dw/ha | 10.8 dw/ha | —        | 25.1 dw/ha |

Stage 2A-2C  
(Approved)

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2012/403  
Date: 19 August 2019



Scale 1 : 1500 @ A1  
0 10 20 40 60 80 100

### REVISION

A: 31/07/18 Amend Sub-Staging & Open Space  
B: 21/11/2018 Further Issues Amendments  
C: 22/02/2019 Further Issues Amendments  
D: 07/03/2019 Further Issues Amendments

### PROJECT

Flagstone  
Precinct 1

### CLIENT

Job Ref. 110056 Date: 07 March 2019  
Comp By: WNW/JC/MD DWG Name: Precinct 1 Stage 2  
Chk'd By: DG / MD Locality: Flagstone  
Local Authority: Economic Development Queensland

PEET

Plan of Subdivision  
Stage 2 Overall  
Allotment Layout

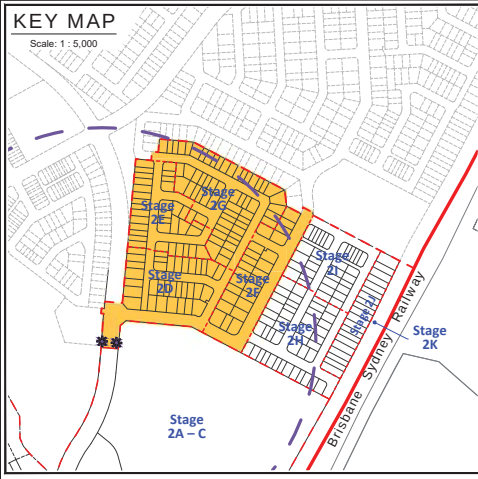
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Scale 1 : 1500 Sheet A1 Plan Ref 110056 - 375 Rev D

# KEY MAP

Scale: 1 : 5,000

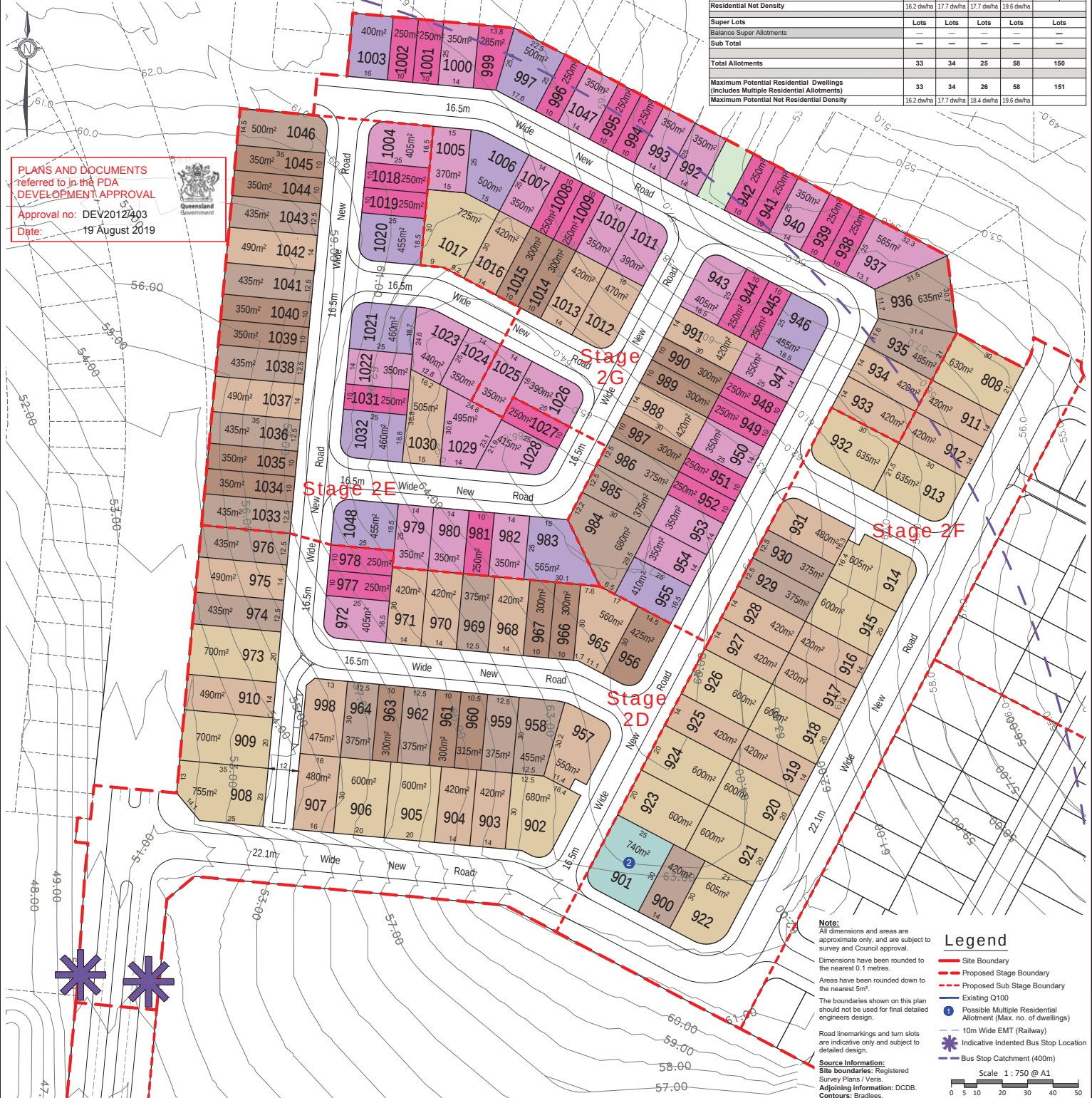


| Land Use                      | Land Budget Stage 2 |          |          |          |          | Overall |
|-------------------------------|---------------------|----------|----------|----------|----------|---------|
|                               | Stage 2D            | Stage 2E | Stage 2F | Stage 2G | Area     |         |
| Area of Subject Site          | 2.678 ha            | 1.919 ha | 2.200 ha | 2.959 ha | 9.756 ha | 100.0%  |
| Saleable Area                 | 1.486 ha            | 1.343 ha | 1.308 ha | 2.092 ha | 6.229 ha | 63.8%   |
| Residential Allotments        | 1.486 ha            | 1.343 ha | 1.308 ha | 2.092 ha | 6.229 ha | 63.8%   |
| Balance Super Allotments      | —                   | —        | —        | —        | —        | 0.0%    |
| Total Area of Allotments      | 1.486 ha            | 1.343 ha | 1.308 ha | 2.092 ha | 6.229 ha | 63.8%   |
| Road                          | 0.644 ha            | —        | 0.788 ha | —        | 1.432 ha | 14.7%   |
| Collector Road                | 0.548 ha            | 0.576 ha | 0.104 ha | 0.837 ha | 2.065 ha | 21.2%   |
| Local Road                    | —                   | —        | —        | 0.030 ha | 0.030 ha | 0.3%    |
| Linear Connections            | —                   | —        | —        | —        | —        | 0.0%    |
| Entry Statements              | —                   | —        | —        | —        | —        | 0.0%    |
| Total Area of New Road        | 1.192 ha            | 0.576 ha | 0.892 ha | 0.867 ha | 3.527 ha | 36.2%   |
| Open Space                    | —                   | —        | —        | —        | —        | 0.0%    |
| Corridor Park                 | —                   | —        | —        | —        | —        | 0.0%    |
| District 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%    |

| Yield Breakdown Stage 2                                                            |              |                   |            |            |            |            |          |
|------------------------------------------------------------------------------------|--------------|-------------------|------------|------------|------------|------------|----------|
| Residential Allotments                                                             | Typical Type | Typical Area      | Stage 2D   | Stage 2E   | Stage 2F   | Stage 2G   | Overall  |
|                                                                                    |              |                   |            |            |            |            |          |
| Urban & Nano Allotments Product                                                    |              |                   |            |            |            |            |          |
| Urban Loft                                                                         | 4.7 x 11.5m  | 54m <sup>2</sup>  | —          | —          | —          | —          | 0.0%     |
| Urban Allotments                                                                   | 7.5 x 16m    | 120m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Urban Terrace                                                                      | 6.2 x 27.5m  | 170m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Subtotal                                                                           |              |                   | —          | —          | —          | —          | 0.0%     |
| 16m Deep Product                                                                   |              |                   |            |            |            |            |          |
| Squat Allotment                                                                    | 14 x 16m     | 220m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Subtotal                                                                           |              |                   | —          | —          | —          | —          | 0.0%     |
| 25m Deep Product                                                                   |              |                   |            |            |            |            |          |
| Mode Allotment                                                                     | 8.5 x 25m    | 213m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Villa Allotment                                                                    | 10 x 25m     | 250m <sup>2</sup> | 2          | 6          | —          | 18         | 25 16.7% |
| Courtyard Allotment                                                                | 14 x 25m     | 350m <sup>2</sup> | 1          | 9          | —          | 17         | 27 18.0% |
| Premium Courtyard Allotment                                                        | 16 x 25m     | 400m <sup>2</sup> | —          | 5          | —          | 5          | 10 6.7%  |
| Premium Traditional Allotment                                                      | 20 x 25m     | 500m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Possible Multiple Residential Allotment                                            |              |                   | —          | —          | —          | —          | 0.0%     |
| Subtotal                                                                           |              |                   | 3          | 19         | —          | 40         | 62 41.3% |
| 28m Deep Product                                                                   |              |                   |            |            |            |            |          |
| Terrace 7.5m Allotment                                                             | 7.5 x 28m    | 210m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Terrace 9.5m Allotment                                                             | 9.5 x 28m    | 265m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Subtotal                                                                           |              |                   | —          | —          | —          | —          | 0.0%     |
| 30m Deep Product                                                                   |              |                   |            |            |            |            |          |
| Villa Allotment                                                                    | 10 x 30m     | 300m <sup>2</sup> | 6          | 6          | —          | 5          | 17 11.3% |
| Premium Villa Allotment                                                            | 12.5 x 30m   | 375m <sup>2</sup> | 7          | 6          | 3          | 5          | 21 14.0% |
| Courtyard Allotment                                                                | 14 x 30m     | 420m <sup>2</sup> | 11         | 3          | 9          | 7          | 30 20.0% |
| Traditional Allotment                                                              | 20 x 30m     | 600m <sup>2</sup> | 6          | —          | 12         | 1          | 19 12.7% |
| Premium Traditional Allotment                                                      | 25 x 30m     | 720m <sup>2</sup> | —          | —          | —          | —          | 0.0%     |
| Possible Multiple Residential Allotment                                            |              |                   | —          | —          | 1          | —          | 1 0.7%   |
| Subtotal                                                                           |              |                   | 30         | 15         | 25         | 18         | 88 58.7% |
| Total Residential Allotments                                                       |              |                   | 33         | 34         | 25         | 58         | 150 100% |
| Residential Net Density                                                            |              |                   | 16.2 dw/ha | 17.7 dw/ha | 17.7 dw/ha | 19.6 dw/ha |          |
| Super Lots                                                                         |              |                   | Lots       | Lots       | Lots       | Lots       | Lots     |
| Balance Super Allotments                                                           |              |                   | —          | —          | —          | —          | —        |
| Sub Total                                                                          |              |                   | —          | —          | —          | —          | —        |
| Total Allotments                                                                   |              |                   | 33         | 34         | 25         | 58         | 150      |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) |              |                   | 33         | 34         | 26         | 58         | 151      |
| Maximum Potential Net Residential Density                                          |              |                   | 16.2 dw/ha | 17.7 dw/ha | 18.4 dw/ha | 19.6 dw/ha |          |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403  
Date: 19 August 2019



**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.  
Road linemarkings and turn slots are indicative only and subject to detailed design.

**Source Information:**  
Site boundaries: Registered Survey Plans / Vets.  
Adjoining information: DCDB.  
Contours: Bradlees.

**Legend**  
— Site Boundary  
— Proposed Stage Boundary  
— Proposed Sub Stage Boundary  
— Existing Q100  
— Possible Multiple Residential Allotment (Max. no. of dwellings)  
— 10m Wide EMT (Railway)  
— Indicative Indented Bus Stop Location  
— Bus Stop Catchment (400m)

Scale 1 : 750 @ A1

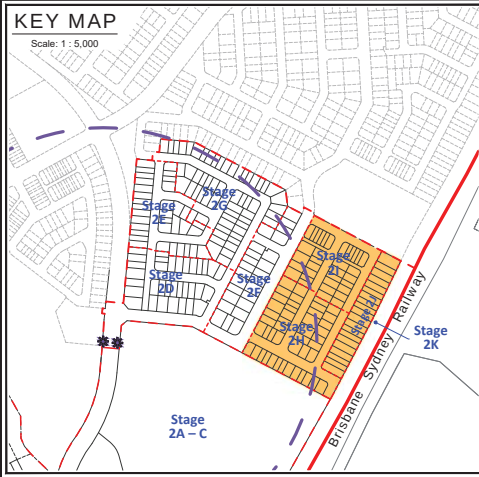
|                                                                                                                                                                                                                   |  |                                                    |  |                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div>REVISION</div> <div>A: 31/07/18 Amend Sub-Staging &amp; Open Space<br/>B: 21/11/2018 Further Issues Amendments<br/>C: 22/02/2019 Further Issues Amendments<br/>D: 07/03/2019 Further Issues Amendments</div> |  | <div>PROJECT</div> <div>Flagstone Precinct 1</div> |  | <div>CLIENT</div> <div>PEET</div> <div>Plan of Subdivision<br/>Stage 2D – 2G<br/>Allotment Layout</div> |  | <div><div>URBAN DESIGN<br/>Level 4 110 Street<br/>520 Wickham Street<br/>PO Box 1059<br/>Fortitude Valley QLD 4006<br/>T +61 7 3038 9000<br/>W rpsgroup.com</div><div>© COPYRIGHT PROTECTS THIS PLAN<br/>Unauthorized reproduction or amendment not<br/>permitted. Please contact the author</div></div> |  |
| <div>Job Ref.</div> <div>110056</div>                                                                                                                                                                             |  | <div>Date.</div> <div>07 March 2019</div>          |  |                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <div>Comp By.</div> <div>WNW/JC/MD</div>                                                                                                                                                                          |  | <div>DWG Name.</div> <div>Precinct 1 Stage 2</div> |  |                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <div>Chk'd By.</div> <div>DG / MD</div>                                                                                                                                                                           |  | <div>Locality.</div> <div>Flagstone</div>          |  |                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <div>Local Authority.</div> <div>Economic Development Queensland</div>                                                                                                                                            |  |                                                    |  |                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <div>Scale</div> <div>1 : 750</div>                                                                                                                                                                               |  | <div>Sheet</div> <div>A1</div>                     |  | <div>Plan Ref</div> <div>110056 – 376</div>                                                             |  | <div>Rev</div> <div>D</div>                                                                                                                                                                                                                                                                                                                                                                   |  |



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# KEY MAP

Scale: 1 : 5,000

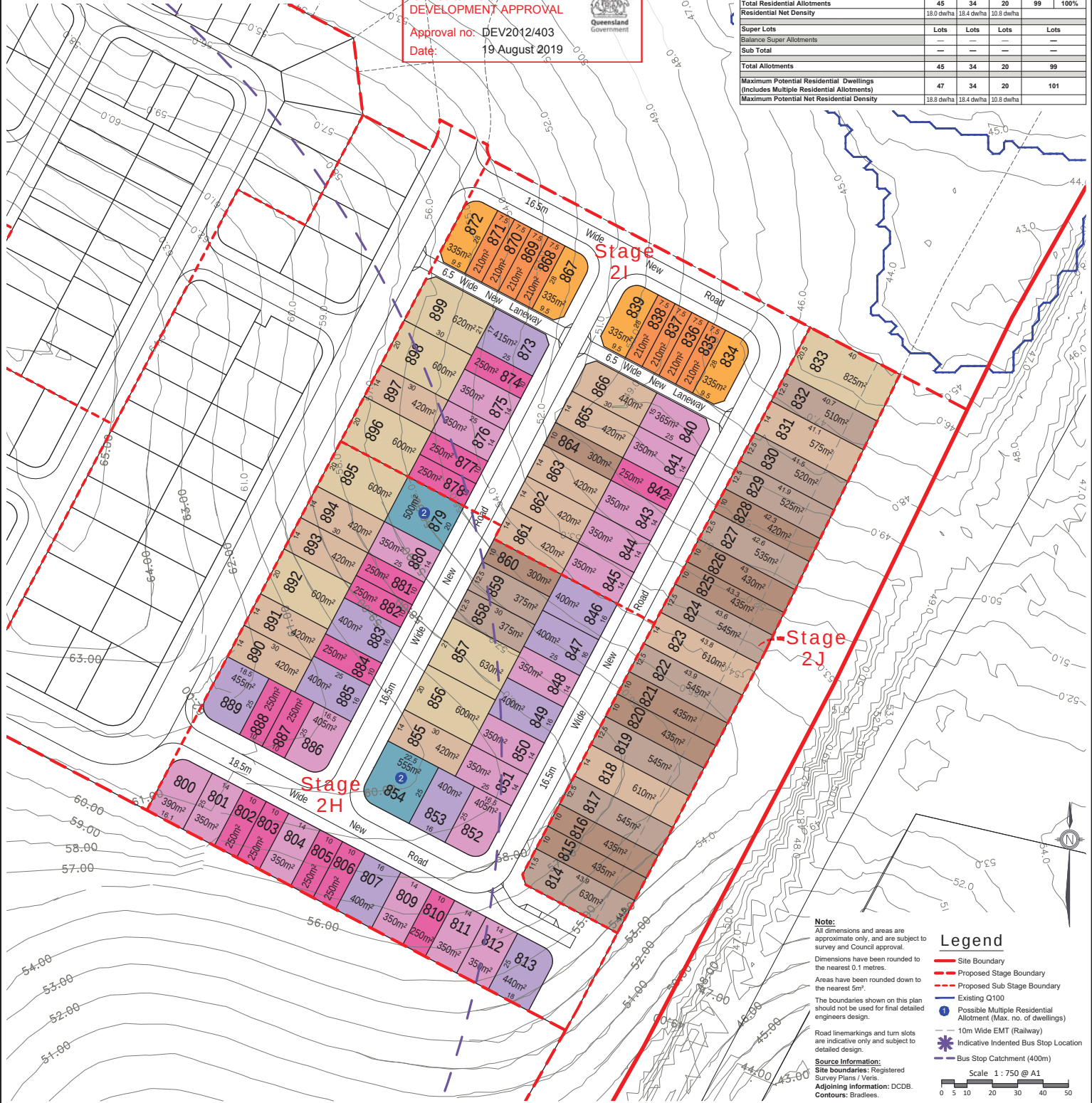


| Land Use                      | Land Budget Stage 2 |          |          |          |        |
|-------------------------------|---------------------|----------|----------|----------|--------|
|                               | Stage 2H            | Stage 2I | Stage 2J | Overall  | %      |
| Area of Subject Site          | 2,500 ha            | 1,844 ha | 1,059 ha | 5,403 ha | 100.0% |
| Saleable Area                 | 1,718 ha            | 1,158 ha | 1,059 ha | 3,935 ha | 72.8%  |
| Residential Allotments        | 1,718 ha            | 1,158 ha | 1,059 ha | 3,935 ha | 72.8%  |
| Balance Super Allotments      | —                   | —        | —        | —        | 0.0%   |
| Total Area of Allotments      | 1,718 ha            | 1,158 ha | 1,059 ha | 3,935 ha | 72.8%  |
| Road                          | —                   | —        | —        | —        | 0.0%   |
| Collector Road                | 0.782 ha            | 0.686 ha | —        | 1,468 ha | 27.2%  |
| Local Road                    | —                   | —        | —        | —        | 0.0%   |
| Linear Connections            | —                   | —        | —        | —        | 0.0%   |
| Entry Statements              | —                   | —        | —        | —        | 0.0%   |
| Total Area of New Road        | 0.782 ha            | 0.686 ha | —        | 1,468 ha | 27.2%  |
| Open Space                    | —                   | —        | —        | —        | 0.0%   |
| Corridor Park                 | —                   | —        | —        | —        | 0.0%   |
| District 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%   |

| Residential Allotments                                                             | Yield Breakdown Stage 2 |              |            |            |            |
|------------------------------------------------------------------------------------|-------------------------|--------------|------------|------------|------------|
|                                                                                    | Typical Size            | Typical Area | Stage 2H   | Stage 2I   | Stage 2J   |
| Urban & Nano Allotments Product                                                    | —                       | —            | —          | —          | —          |
| Urban Lot                                                                          | 4.7 x 11.5m             | 54m²         | —          | —          | —          |
| Urban Allotments                                                                   | 7.5 x 16m               | 120m²        | —          | —          | —          |
| Urban Terrace                                                                      | 6.2 x 27.5m             | 170m²        | —          | —          | —          |
| Subtotal                                                                           | —                       | —            | —          | —          | —          |
| 16m Deep Product                                                                   | —                       | —            | —          | —          | —          |
| Squat Allotment                                                                    | 14 x 16m                | 220m²        | —          | —          | —          |
| Subtotal                                                                           | —                       | —            | —          | —          | —          |
| 25m Deep Product                                                                   | —                       | —            | —          | —          | —          |
| Mode Allotment                                                                     | 8.5 x 25m               | 213m²        | —          | —          | —          |
| Courtyard Allotment                                                                | 10 x 25m                | 250m²        | 10         | 4          | —          |
| Premium Courtyard Allotment                                                        | 14 x 25m                | 350m²        | 12         | 7          | —          |
| Premium Traditional Allotment                                                      | 16 x 25m                | 400m²        | 9          | 1          | —          |
| Possible Multiple Residential Allotment                                            | —                       | —            | 2          | —          | —          |
| Subtotal                                                                           | —                       | —            | 33         | 12         | —          |
| 28m Deep Product                                                                   | —                       | —            | —          | —          | —          |
| Terrace 7.5m Allotment                                                             | 7.5 x 28m               | 210m²        | —          | 8          | —          |
| Terrace 9.5m Allotment                                                             | 9.5 x 28m               | 265m²        | —          | 4          | —          |
| Subtotal                                                                           | —                       | —            | —          | 12         | —          |
| 30m Deep Product                                                                   | —                       | —            | —          | —          | —          |
| Villa Allotment                                                                    | 10 x 30m                | 300m²        | 1          | 1          | 7          |
| Premium Villa Allotment                                                            | 12.5 x 30m              | 375m²        | —          | —          | 9          |
| Courtyard Allotment                                                                | 14 x 30m                | 420m²        | 5          | 6          | 3          |
| Traditional Allotment                                                              | 20 x 30m                | 600m²        | 4          | 3          | 1          |
| Premium Traditional Allotment                                                      | 25 x 30m                | 750m²        | —          | —          | —          |
| Possible Multiple Residential Allotment                                            | —                       | —            | —          | —          | —          |
| Subtotal                                                                           | —                       | —            | 12         | 10         | 20         |
| Total Residential Allotments                                                       | —                       | —            | 45         | 34         | 20         |
| Residential Net Density                                                            | —                       | —            | 18.0 dw/ha | 18.4 dw/ha | 10.8 dw/ha |
| Super Lots                                                                         | —                       | —            | —          | —          | —          |
| Balance Super Allotments                                                           | —                       | —            | —          | —          | —          |
| Sub Total                                                                          | —                       | —            | —          | —          | —          |
| Total Allotments                                                                   | —                       | —            | 45         | 34         | 20         |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) | —                       | —            | 47         | 34         | 20         |
| Maximum Potential Net Residential Density                                          | —                       | —            | 18.8 dw/ha | 18.4 dw/ha | 10.8 dw/ha |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403  
Date: 19 August 2019



**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.  
Road inlay markings and turn slots are indicative only and subject to detailed design.  
**Source Information:**  
Site boundaries: Registered Survey Plans / Vets.  
Adjoining Information: DCDB.  
Contours: Bradlees.

**Legend**  
— Site Boundary  
--- Proposed Stage Boundary  
--- Proposed Sub Stage Boundary  
--- Existing Q100  
--- Possible Multiple Residential Allotment (Max. no. of dwellings)  
--- 10m Wide EMT (Railway)  
--- Indicative Indented Bus Stop Location  
--- Bus Stop Catchment (400m)

Scale 1 : 750 @ A1

|                                                                                                                                                                                                |                                                                                                 |                       |                                                                 |                         |                    |                                 |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------|-------------------------|--------------------|---------------------------------|-----------------|
| <b>REVISION</b><br>A: 31/07/18 Amend Sub-Staging & Open Space<br>B: 21/11/2018 Further Issues Amendments<br>C: 22/02/2019 Further Issues Amendments<br>D: 07/03/2019 Further Issues Amendments | <b>PROJECT</b><br>Flagstone Precinct 1                                                          | <b>CLIENT</b><br>PEET | <b>Plan of Subdivision</b><br>Stage 2H – 2J<br>Allotment Layout | <b>Scale</b><br>1 : 750 | <b>Sheet</b><br>A1 | <b>Plan Ref</b><br>110056 – 377 | <b>Rev</b><br>D |
| <b>Job Ref.</b> 110056<br><b>Comp By.</b> WNW/JC/MD<br><b>Chk'd By.</b> DG / MD<br><b>Local Authority.</b> Economic Development Queensland                                                     | <b>Date.</b> 07 March 2019<br><b>DWG Name.</b> Precinct 1 Stage 2<br><b>Locality.</b> Flagstone |                       |                                                                 |                         |                    |                                 |                 |

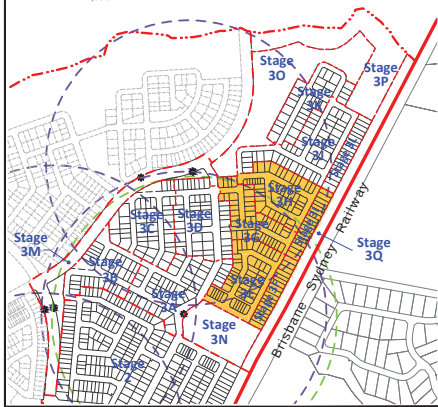
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## KEY MAP

Scale: 1 : 7,500



## PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 19 August 2019



| Yield Breakdown Stage 3                                                            |              |              |            |            |            |            |
|------------------------------------------------------------------------------------|--------------|--------------|------------|------------|------------|------------|
| Residential Allotments                                                             | Typical Size | Typical Area | Stage 3E   | Stage 3F   | Stage 3G   | Stage 3H   |
| Urban & Nano Allotments Product                                                    | 4.7 x 11.5m  | 50m²         | —          | —          | —          | —          |
| Urban Lot                                                                          | 7.5 x 16m    | 120m²        | —          | —          | 7          | —          |
| Urban Terrace                                                                      | 6.2 x 27.5m  | 170m²        | —          | —          | —          | —          |
| Subtotal                                                                           | —            | —            | —          | —          | 7          | —          |
| 16m Deep Product                                                                   | —            | —            | —          | —          | —          | —          |
| Subtotal                                                                           | 14 x 16m     | 220m²        | —          | —          | 4          | —          |
| 25m Deep Product                                                                   | —            | —            | —          | —          | —          | —          |
| Subtotal                                                                           | —            | —            | —          | —          | 4          | —          |
| Mode Allotment                                                                     | 8.5 x 25m    | 213m²        | 4          | —          | 4          | —          |
| Villa Allotment                                                                    | 10 x 25m     | 250m²        | 1          | —          | 3          | 6          |
| Courtyard Allotment                                                                | 14 x 25m     | 350m²        | 9          | —          | 8          | 7          |
| Premium Courtyard Allotment                                                        | 16 x 25m     | 400m²        | 3          | —          | 3          | 3          |
| Premium Traditional Allotment                                                      | 20 x 25m     | 500m²        | 1          | —          | —          | —          |
| Possible Multiple Residential Allotment                                            | —            | —            | —          | —          | 1          | —          |
| Subtotal                                                                           | —            | —            | 19         | —          | 20         | 17         |
| 28m - 30m Deep Product                                                             | —            | —            | —          | —          | —          | —          |
| Terrace 7.5m Allotment                                                             | 7.5 x 28m    | 210m²        | 8          | —          | —          | —          |
| Terrace 9.5m Allotment                                                             | 9.5 x 28m    | 265m²        | 4          | —          | —          | —          |
| Subtotal                                                                           | —            | —            | 12         | —          | —          | —          |
| 30m Deep Product                                                                   | —            | —            | —          | —          | —          | —          |
| Villa Allotment                                                                    | 10 x 30m     | 300m²        | 1          | 6          | 3          | 7          |
| Premium Villa Allotment                                                            | 12.5 x 30m   | 375m²        | 5          | 8          | 3          | 7          |
| Courtyard Allotment                                                                | 14 x 30m     | 420m²        | 11         | 4          | 9          | 5          |
| Traditional Allotment                                                              | 20 x 30m     | 600m²        | —          | —          | 1          | 6          |
| Premium Traditional Allotment                                                      | 24 x 30m     | 720m²        | —          | —          | —          | —          |
| Possible Multiple Residential Allotment                                            | —            | —            | —          | —          | —          | —          |
| Subtotal                                                                           | —            | —            | 17         | 18         | 16         | 21         |
| Total Residential Allotments                                                       | —            | —            | 48         | 18         | 40         | 45         |
| Residential Net Density                                                            | —            | —            | 17.2 dw/ha | 19.8 dw/ha | 18.8 dw/ha | 21.0 dw/ha |
| Super Lots                                                                         | —            | —            | —          | —          | —          | —          |
| Balance Super Allotments                                                           | —            | —            | —          | —          | —          | —          |
| Sub Total                                                                          | —            | —            | —          | —          | —          | —          |
| Total Allotments                                                                   | —            | —            | 48         | 18         | 40         | 45         |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) | —            | —            | 49         | 18         | 42         | 46         |
| Maximum Potential Net Residential Density                                          | —            | —            | 17.6 dw/ha | 19.8 dw/ha | 19.7 dw/ha | 21.8 dw/ha |

**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 / Vets.  
Adjoining Information: DCCB.  
Contours: Bradshes.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide EMT (Railway)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Interim Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

| Land Budget Stage 3                 |          |          |          |          |          |          |
|-------------------------------------|----------|----------|----------|----------|----------|----------|
| Land Use                            | Stage 3E | Stage 3F | Stage 3G | Stage 3H | Stage 3I | Overall  |
| Area                                | Area     | Area     | Area     | Area     | Area     | Area     |
| Area of Subject Site                | 2.786 ha | 0.909 ha | 2.131 ha | 2.590 ha | 0.858 ha | 9.274 ha |
| Saleable Area                       | 1.724 ha | 0.909 ha | 1.497 ha | 1.696 ha | 0.858 ha | 6.684 ha |
| Residential Allotments              | —        | —        | —        | —        | —        | —        |
| Balance Super Allotments            | —        | —        | —        | —        | —        | —        |
| Total Area of Allotments            | 1.724 ha | 0.909 ha | 1.497 ha | 1.696 ha | 0.858 ha | 6.684 ha |
| Road                                | —        | —        | —        | —        | —        | —        |
| Collector Road                      | —        | —        | —        | —        | —        | —        |
| Local Road                          | 1.062 ha | —        | 0.634 ha | 0.894 ha | —        | 2.590 ha |
| Linear Connections                  | —        | —        | —        | —        | —        | —        |
| Empty Statements                    | —        | —        | —        | —        | —        | —        |
| Total Area of New Road              | 1.062 ha | —        | 0.634 ha | 0.894 ha | —        | 2.590 ha |
| Open Space                          | —        | —        | —        | —        | —        | —        |
| Corridor Park                       | —        | —        | —        | —        | —        | —        |
| Conservation (Within Corridor Park) | —        | —        | —        | —        | —        | —        |
| District Recreation Park            | —        | —        | —        | —        | —        | —        |
| Neighbourhood Recreation Park       | —        | —        | —        | —        | —        | —        |
| Local Recreation Park               | —        | —        | —        | —        | —        | —        |
| Local Linear Recreation Park        | —        | —        | —        | —        | —        | —        |
| Stormwater Detention                | —        | —        | —        | —        | —        | —        |
| Total Open Space                    | —        | —        | —        | —        | —        | —        |

REVISION  
A: 17/07/18 - Amend District Recreation Park  
B: 31/07/18 Amend Sub-Staging & Open Space  
C: 21/11/2018 Further Issues Amendments  
D: 22/02/2019 Further Issues Amendments  
E: 07/03/2019 Further Issues Amendments

PROJECT  
**Flagstone Precinct 1**

CLIENT

PEET

Plan of Subdivision  
Stage 3E – 3I  
Allotment Layout

Job Ref. 110056 Date: 07 March 2019  
Comp By: WW / JC / MD DWG Name: Precinct 1 Stage 3  
Chk'd By: DG / MD Locality: Flagstone  
Local Authority: Economic Development Queensland

rps

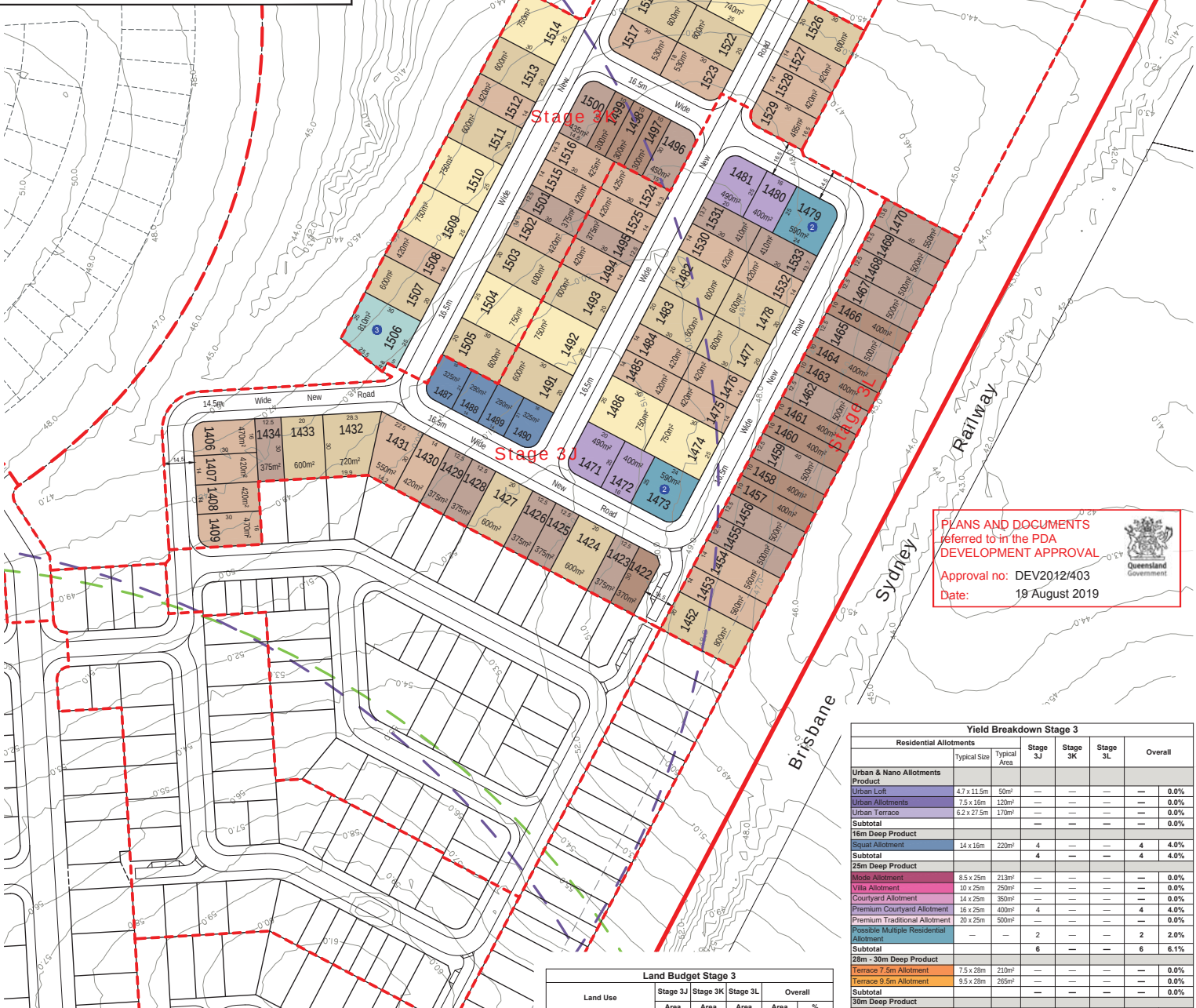
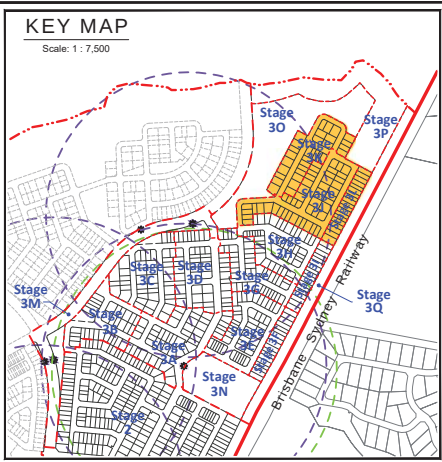
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Scale 1 : 1000 Sheet A1 Plan Ref 110056 – 384 Rev E

# KEY MAP

Scale: 1 : 7,500



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 19 August 2019



## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide EMT (Railway)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Interim Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- Indicative Pump Station Location

## 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 5m<sup>2</sup>. The boundaries shown on this plan should not be used for final detailed engineers design. Road line markings and turn slots are indicative only and subject to detailed design. Source Information: Site boundaries: Registered Survey Plans / Vets. Adjoining information: DCDB. Contours: Bradshires.

## Land Budget Stage 3

| Land Use                            | Stage 3J | Stage 3K | Stage 3L | Overall  | %      |
|-------------------------------------|----------|----------|----------|----------|--------|
| Area of Subject Site                | 3,589 ha | 2,422 ha | 0,927 ha | 6,938 ha | 100.0% |
| Saleable Area                       | 2,296 ha | 1,705 ha | 0,927 ha | 4,928 ha | 71.0%  |
| Residential Allotments              | 2,296 ha | 1,705 ha | 0,927 ha | 4,928 ha | 71.0%  |
| Balance Super Allotments            | —        | —        | —        | —        | 0.0%   |
| Total Area of Allotments            | 2,296 ha | 1,705 ha | 0,927 ha | 4,928 ha | 71.0%  |
| Road                                | —        | —        | —        | —        | 0.0%   |
| Collector Road                      | —        | —        | —        | —        | 0.0%   |
| Local Road                          | 1,293 ha | 0,717 ha | —        | 2,010 ha | 29.0%  |
| Linear Connections                  | —        | —        | —        | —        | 0.0%   |
| Entry Statements                    | —        | —        | —        | —        | 0.0%   |
| Total Area of New Road              | 1,293 ha | 0,717 ha | —        | 2,010 ha | 29.0%  |
| Open Space                          | —        | —        | —        | —        | 0.0%   |
| Corridor Park                       | —        | —        | —        | —        | 0.0%   |
| Conservation (Within Corridor Park) | —        | —        | —        | —        | 0.0%   |
| District 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%   |

## Yield Breakdown Stage 3

| Yield Breakdown Stage 3                                                            |              |                   |            |            |            |         |       |
|------------------------------------------------------------------------------------|--------------|-------------------|------------|------------|------------|---------|-------|
| Residential Allotments                                                             |              |                   | Stage 3J   | Stage 3K   | Stage 3L   | Overall |       |
|                                                                                    | Typical Size | Typical Area      |            |            |            |         |       |
| Urban & Nano Allotments Product                                                    |              |                   |            |            |            |         |       |
| Urban Loft                                                                         | 4.7 x 11.5m  | 50m <sup>2</sup>  | —          | —          | —          | —       | 0.0%  |
| Urban Allotments                                                                   | 7.5 x 16m    | 120m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Urban Terrace                                                                      | 6.2 x 27.5m  | 170m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Subtotal                                                                           |              |                   | —          | —          | —          | —       | 0.0%  |
| 16m Deep Product                                                                   |              |                   |            |            |            |         |       |
| Squat Allotment                                                                    | 14 x 16m     | 220m <sup>2</sup> | 4          | —          | —          | 4       | 4.0%  |
| Subtotal                                                                           |              |                   | 4          | —          | —          | 4       | 4.0%  |
| 25m Deep Product                                                                   |              |                   |            |            |            |         |       |
| Villa Allotment                                                                    | 8.5 x 25m    | 213m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Villa Allotment                                                                    | 10 x 25m     | 250m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Courtyard Allotment                                                                | 14 x 25m     | 350m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Premium Courtyard Allotment                                                        | 16 x 25m     | 400m <sup>2</sup> | 4          | —          | —          | 4       | 4.0%  |
| Premium Traditional Allotment                                                      | 20 x 25m     | 500m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Possible Multiple Residential Allotment                                            | —            | —                 | 2          | —          | —          | 2       | 2.0%  |
| Subtotal                                                                           |              |                   | 6          | —          | —          | 6       | 6.1%  |
| 28m - 30m Deep Product                                                             |              |                   |            |            |            |         |       |
| Terrace 7.5m Allotment                                                             | 7.5 x 28m    | 210m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Terrace 9.5m Allotment                                                             | 9.5 x 28m    | 265m <sup>2</sup> | —          | —          | —          | —       | 0.0%  |
| Subtotal                                                                           |              |                   | —          | —          | —          | —       | 0.0%  |
| 30m Deep Product                                                                   |              |                   |            |            |            |         |       |
| Villa Allotment                                                                    | 10 x 30m     | 300m <sup>2</sup> | 1          | 3          | 7          | 11      | 11.1% |
| Premium Villa Allotment                                                            | 12.5 x 30m   | 375m <sup>2</sup> | 9          | 4          | 9          | 22      | 22.2% |
| Courtyard Allotment                                                                | 14 x 30m     | 420m <sup>2</sup> | 15         | 10         | 2          | 27      | 27.3% |
| Traditional Allotment                                                              | 20 x 30m     | 600m <sup>2</sup> | 10         | 9          | 1          | 20      | 20.2% |
| Premium Traditional Allotment                                                      | 24 x 30m     | 720m <sup>2</sup> | 3          | 5          | —          | 8       | 8.1%  |
| Possible Multiple Residential Allotment                                            | —            | —                 | —          | 1          | —          | 1       | 1.0%  |
| Subtotal                                                                           |              |                   | 38         | 32         | 19         | 89      | 89.9% |
| Total Residential Allotments                                                       |              |                   | 48         | 32         | 19         | 99      | 100%  |
| Residential Net Density                                                            |              |                   | 13.4 dw/ha | 13.2 dw/ha | 20.5 dw/ha |         |       |
| Super Lots                                                                         |              |                   | Lots       | Lots       | Lots       | Lots    |       |
| Balance Super Allotments                                                           |              |                   | —          | —          | —          | —       |       |
| Sub Total                                                                          |              |                   | —          | —          | —          | —       |       |
| Total Allotments                                                                   |              |                   | 48         | 32         | 19         | 99      |       |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) |              |                   | 50         | 34         | 19         | 103     |       |
| Maximum Potential Net Residential Density                                          |              |                   | 13.9 dw/ha | 14.0 dw/ha | 20.5 dw/ha |         |       |

REVISION  
A: 17/07/18 - Amend District Recreation Park  
B: 31/07/18 Amend Sub-Staging & Open Space  
C: 21/11/2018 Further Issues Amendments  
D: 22/02/2019 Further Issues Amendments  
E: 07/03/2019 Further Issues Amendments

PROJECT  
**Flagstone Precinct 1**

Job Ref. 110056 Date: 07 March 2019

Comp By: WW / JC / MD DWG Name: Precinct 1 Stage 3

Chk'd By: DG / MD Locality: Flagstone

Local Authority: Economic Development Queensland

CLIENT

**PEET**

Plan of Subdivision  
Stage 3J – 3L  
Allotment Layout

Scale 1 : 1000 Sheet A1 Plan Ref 110056 – 385 Rev E

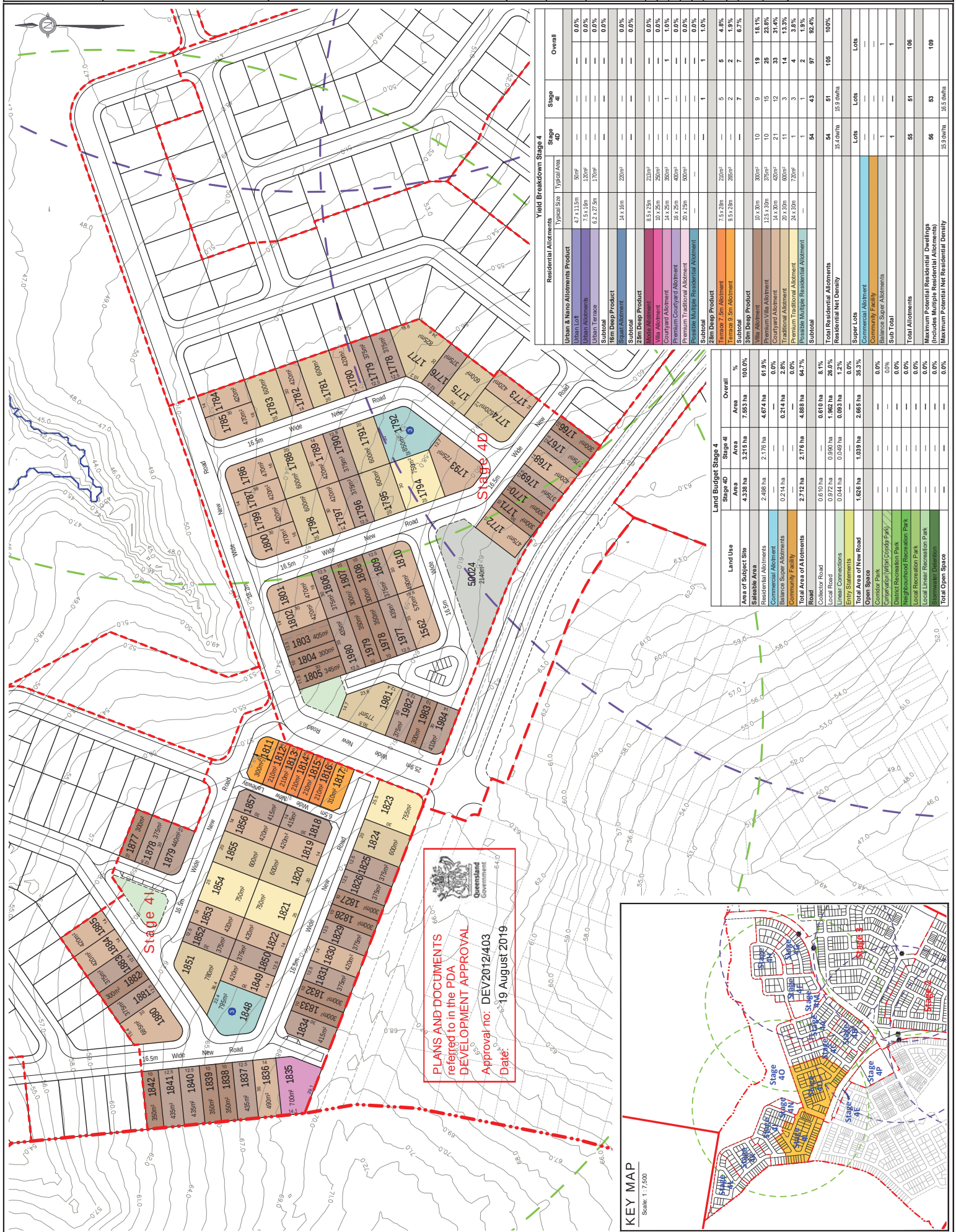
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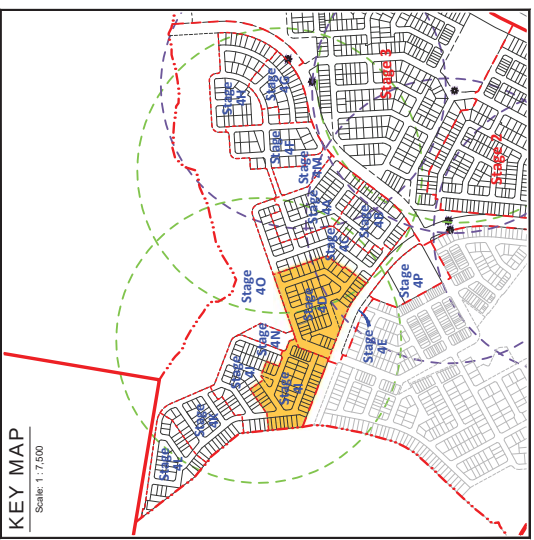
| Yield Breakdown Stage 4                                                            |   |              |                   |                     |
|------------------------------------------------------------------------------------|---|--------------|-------------------|---------------------|
| Residential Allotments                                                             |   | Typical Size | Typical Area      | Overall             |
| Urban & New Allotments Product                                                     | — | 47 x 115m    | 54m <sup>2</sup>  | —                   |
| Urban Allotments                                                                   | — | 75 x 10m     | 120m <sup>2</sup> | —                   |
| Urban Terrace                                                                      | — | 6.2 x 27.5m  | 170m <sup>2</sup> | —                   |
| Subtotal                                                                           | — | —            | —                 | 0.0%                |
| 16m Deep Product                                                                   | — | 34 x 5m      | 220m <sup>2</sup> | —                   |
| Squat Allotment                                                                    | — | —            | —                 | 0.0%                |
| 26m Deep Product                                                                   | — | 8.5 x 25m    | 213m <sup>2</sup> | —                   |
| Middle Allotment                                                                   | — | 30 x 25m     | 20m <sup>2</sup>  | —                   |
| Villa Allotment                                                                    | — | 30 x 25m     | 20m <sup>2</sup>  | —                   |
| Courtyard Allotment                                                                | — | 34 x 25m     | 20m <sup>2</sup>  | —                   |
| Maximum Courtyard Allotment                                                        | — | 30 x 25m     | 20m <sup>2</sup>  | —                   |
| Recreational Allotment                                                             | — | 20 x 15m     | 20m <sup>2</sup>  | —                   |
| Possible Multiple Residential Allotment                                            | — | —            | —                 | 0.0%                |
| Subtotal                                                                           | — | —            | —                 | 1.0%                |
| 26m Deep Product                                                                   | — | 7.5 x 28m    | 220m <sup>2</sup> | —                   |
| Terrace 1.5m Allotment                                                             | — | 9.5 x 28m    | 265m <sup>2</sup> | —                   |
| Subtotal                                                                           | — | —            | —                 | 1.9%                |
| 30m Deep Product                                                                   | — | 30 x 30m     | 30m <sup>2</sup>  | —                   |
| Villa Allotment                                                                    | — | 125 x 30m    | 10                | 19                  |
| Premium Villa Allotment                                                            | — | 34 x 25m     | 21                | 25                  |
| Courtyard Allotment                                                                | — | 34 x 25m     | 11                | 33                  |
| Traditional Allotment                                                              | — | 30 x 25m     | 3                 | 14                  |
| Recreational Allotment                                                             | — | 20 x 15m     | 1                 | 2                   |
| Possible Multiple Residential Allotment                                            | — | —            | —                 | 1.9%                |
| Subtotal                                                                           | — | —            | —                 | 92.4%               |
| Total Residential Allotments                                                       | — | —            | —                 | 100%                |
| Residential Net Density                                                            | — | —            | —                 | 15.4/m <sup>2</sup> |
| Super Lots                                                                         | — | —            | —                 | —                   |
| Community Facility                                                                 | — | —            | —                 | —                   |
| Community Facility                                                                 | — | —            | —                 | —                   |
| Sub Total                                                                          | — | —            | —                 | —                   |
| Total Allotments                                                                   | — | —            | —                 | 65                  |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) | — | —            | —                 | 66                  |
| Maximum Potential Net Residential Density                                          | — | —            | —                 | 15.4/m <sup>2</sup> |

| Land Budget Stage 4           |          |          |          |        |
|-------------------------------|----------|----------|----------|--------|
| Land Use                      | Stage 4D | Stage 4I | Overall  | %      |
| Area of Subject Site          | 4,332 ha | 3,215 ha | 7,547 ha | 100.0% |
| Shaded Area                   | 2,468 ha | 2,178 ha | 4,646 ha | 61.6%  |
| Shaded Area                   | 0.214 ha | —        | 0.214 ha | 2.8%   |
| Balance Super Allotments      | —        | —        | —        | 0.0%   |
| Community Facility            | 2,712 ha | 2,178 ha | 4,890 ha | 64.7%  |
| Total Area of Allotments      | —        | —        | —        | —      |
| Road                          | 0.610 ha | —        | 0.610 ha | 8.1%   |
| Collector Road                | 0.990 ha | —        | 0.990 ha | 13.1%  |
| Local Road                    | 0.972 ha | —        | 0.972 ha | 12.9%  |
| Linear Connections            | 0.044 ha | 0.049 ha | 0.093 ha | 1.2%   |
| Entry Statements              | —        | —        | —        | 0.0%   |
| Total Area of New Road        | 1,626 ha | 1,038 ha | 2,664 ha | 35.3%  |
| Open Space                    | —        | —        | —        | —      |
| Corridor Park                 | —        | —        | —        | 0.0%   |
| Corridor Park                 | —        | —        | —        | 0.0%   |
| Neighbourhood Recreation Park | —        | —        | —        | 0.0%   |
| Local Recreation Park         | —        | —        | —        | 0.0%   |
| Local Recreation Park         | —        | —        | —        | 0.0%   |
| Stormwater Detention          | —        | —        | —        | 0.0%   |
| Total Open Space              | —        | —        | —        | 0.0%   |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DE/2012/403

Date: 19 August 2019



**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 5m<sup>2</sup>. The boundaries shown on this plan should not be used for final detailed engineers design. Road markings and turn slots are indicative only and subject to detailed design.

**Source information:**  
Site boundaries: Registered Survey Plans / Veris.  
Adjoining information: DCDB, Contours: Bradshires.

PROJECT  
Flagstone  
Precinct 1

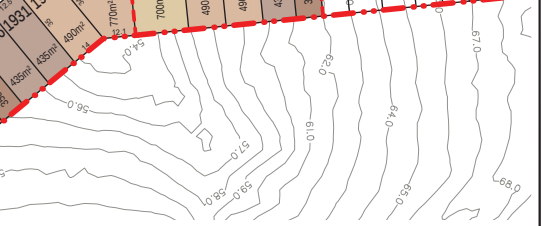
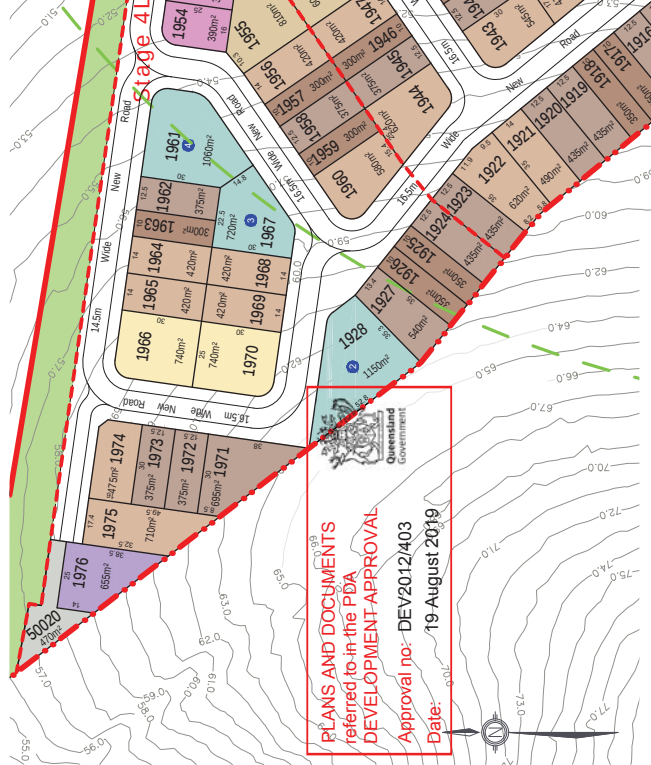
|            |                   |
|------------|-------------------|
| Date       | 07 March 2019     |
| Comp By    | WNW / JC / MD     |
| Checked By | DG / MD           |
| WNG Name   | Predict 1 Stage 4 |
| Job Ref    | 110056            |

|          |          |       |    |
|----------|----------|-------|----|
| Scale    | 1 : 1000 | Sheet | A1 |
| Plan Ref |          | Rev   |    |

**URBAN DESIGN**  
Level 4 HQ South  
520 Wickham Street  
PO Box 1559  
Fortitude Valley QLD 4006  
T +617 3539 9500  
W [rpsgroup.com](http://rpsgroup.com)

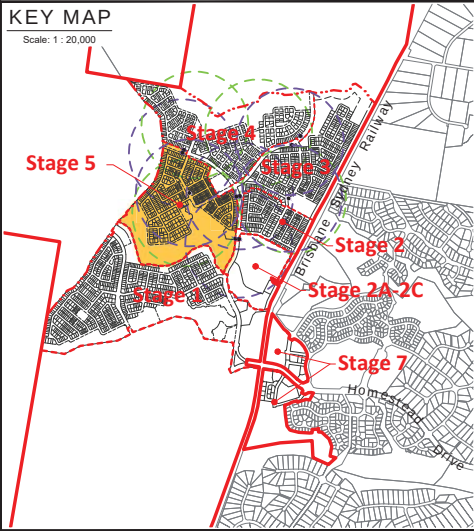
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Please contact the author.

The map shows a topographic representation of a site. A red dashed line outlines a specific area, with a green shaded region inside. Contour lines are drawn across the map, with labels such as 43.0, 44.0, 45.0, 46.0, 47.0, 48.0, 49.0, 50.0, 51.0, 52.0, 53.0, 54.0, 55.0, 56.0, 57.0, 58.0, 59.0, 60.0, 61.0, 62.0, 63.0, 64.0, 65.0, 66.0, 67.0, 68.0, 69.0, 70.0, 71.0, 72.0, 73.0, 74.0, 75.0, 76.0, 77.0, 78.0, 79.0, 80.0, 81.0, 82.0, 83.0, 84.0, 85.0, 86.0, 87.0, 88.0, 89.0, 90.0, 91.0, 92.0, 93.0, 94.0, 95.0, 96.0, 97.0, 98.0, 99.0, 100.0, 101.0, 102.0, 103.0, 104.0, 105.0, 106.0, 107.0, 108.0, 109.0, 110.0, 111.0, 112.0, 113.0, 114.0, 115.0, 116.0, 117.0, 118.0, 119.0, 120.0, 121.0, 122.0, 123.0, 124.0, 125.0, 126.0, 127.0, 128.0, 129.0, 130.0, 131.0, 132.0, 133.0, 134.0, 135.0, 136.0, 137.0, 138.0, 139.0, 140.0, 141.0, 142.0, 143.0, 144.0, 145.0, 146.0, 147.0, 148.0, 149.0, 150.0, 151.0, 152.0, 153.0, 154.0, 155.0, 156.0, 157.0, 158.0, 159.0, 160.0, 161.0, 162.0, 163.0, 164.0, 165.0, 166.0, 167.0, 168.0, 169.0, 170.0, 171.0, 172.0, 173.0, 174.0, 175.0, 176.0, 177.0, 178.0, 179.0, 180.0, 181.0, 182.0, 183.0, 184.0, 185.0, 186.0, 187.0, 188.0, 189.0, 190.0, 191.0, 192.0, 193.0, 194.0, 195.0, 196.0, 197.0, 198.0, 199.0, 200.0, 201.0, 202.0, 203.0, 204.0, 205.0, 206.0, 207.0, 208.0, 209.0, 210.0, 211.0, 212.0, 213.0, 214.0, 215.0, 216.0, 217.0, 218.0, 219.0, 220.0, 221.0, 222.0, 223.0, 224.0, 225.0, 226.0, 227.0, 228.0, 229.0, 230.0, 231.0, 232.0, 233.0, 234.0, 235.0, 236.0, 237.0, 238.0, 239.0, 240.0, 241.0, 242.0, 243.0, 244.0, 245.0, 246.0, 247.0, 248.0, 249.0, 250.0, 251.0, 252.0, 253.0, 254.0, 255.0, 256.0, 257.0, 258.0, 259.0, 260.0, 261.0, 262.0, 263.0, 264.0, 265.0, 266.0, 267.0, 268.0, 269.0, 270.0, 271.0, 272.0, 273.0, 274.0, 275.0, 276.0, 277.0, 278.0, 279.0, 280.0, 281.0, 282.0, 283.0, 284.0, 285.0, 286.0, 287.0, 288.0, 289.0, 290.0, 291.0, 292.0, 293.0, 294.0, 295.0, 296.0, 297.0, 298.0, 299.0, 300.0, 301.0, 302.0, 303.0, 304.0, 305.0, 306.0, 307.0, 308.0, 309.0, 310.0, 311.0, 312.0, 313.0, 314.0, 315.0, 316.0, 317.0, 318.0, 319.0, 320.0, 321.0, 322.0, 323.0, 324.0, 325.0, 326.0, 327.0, 328.0, 329.0, 330.0, 331.0, 332.0, 333.0, 334.0, 335.0, 336.0, 337.0, 338.0, 339.0, 340.0, 341.0, 342.0, 343.0, 344.0, 345.0, 346.0, 347.0, 348.0, 349.0, 350.0, 351.0, 352.0, 353.0, 354.0, 355.0, 356.0, 357.0, 358.0, 359.0, 360.0, 361.0, 362.0, 363.0, 364.0, 365.0, 366.0, 367.0, 368.0, 369.0, 370.0, 371.0, 372.0, 373.0, 374.0, 375.0, 376.0, 377.0, 378.0, 379.0, 380.0, 381.0, 382.0, 383.0, 384.0, 385.0, 386.0, 387.0, 388.0, 389.0, 390.0, 391.0, 392.0, 393.0, 394.0, 395.0, 396.0, 397.0, 398.0, 399.0, 400.0, 401.0, 402.0, 403.0, 404.0, 405.0, 406.0, 407.0, 408.0, 409.0, 410.0, 411.0, 412.0, 413.0, 414.0, 415.0, 416.0, 417.0, 418.0, 419.0, 420.0, 421.0, 422.0, 423.0, 424.0, 425.0, 426.0, 427.0, 428.0, 429.0, 430.0, 431.0, 432.0, 433.0, 434.0, 435.0, 436.0, 437.0, 438.0, 439.0, 440.0, 441.0, 442.0, 443.0, 444.0, 445.0, 446.0, 447.0, 448.0, 449.0, 450.0, 451.0, 452.0, 453.0, 454.0, 455.0, 456.0, 457.0, 458.0, 459.0, 460.0, 461.0, 462.0, 463.0, 464.0, 465.0, 466.0, 467.0, 468.0, 469.0, 470.0, 471.0, 472.0, 473.0, 474.0, 475.0, 476.0, 477.0, 478.0, 479.0, 480.0, 481.0, 482.0, 483.0, 484.0, 485.0, 486.0, 487.0, 488.0, 489.0, 490.0, 491.0, 492.0, 493.0, 494.0, 495.0, 496.0, 497.0, 498.0, 499.0, 500.0, 501.0, 502.0, 503.0, 504.0, 505.0, 506.0, 507.0, 508.0, 509.0, 510.0, 511.0, 512.0, 513.0, 514.0, 515.0, 516.0, 517.0, 518.0, 519.0, 520.0, 521.0, 522.0, 523.0, 524.0, 525.0, 526.0, 527.0, 528.0, 529.0, 530.0, 531.0, 532.0, 533.0, 534.0, 535.0, 536.0, 537.0, 538.0, 539.0, 540.0, 541.0, 542.0, 543.0, 544.0, 545.0, 546.0, 547.0, 548.0, 549.0, 550.0, 551.0, 552.0, 553.0, 554.0, 555.0, 556.0, 557.0, 558.0, 559.0, 560.0, 561.0, 562.0, 563.0, 564.0, 565.0, 566.0, 567.0, 568.0, 569.0, 570.0, 571.0, 572.0, 573.0, 574.0, 575.0, 576.0, 577.0, 578.0, 579.0, 580.0, 581.0, 582.0, 583.0, 584.0, 585.0, 586.0, 587.0, 588.0, 589.0, 590.0, 591.0, 592.0, 593.0, 594.0, 595.0, 596.0, 597.0, 598.0, 599.0, 600.0, 601.0, 602.0, 603.0, 604.0, 605.0, 606.0, 607.0, 608.0, 609.0, 610.0, 611.0, 612.0, 613.0, 614.0, 615.0, 616.0, 617.0, 618.0, 619.0, 620.0, 621.0, 62



# KEY MAP

Scale: 1 : 20,000



## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- ① Residential Allotment (Max. no. of dwellings)
- ✱ Indicative Indented Bus Stop Location
- ✱ Indicative In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- Indicative Lake Extent

**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.

Road linemarkings and turn slots are indicative only and subject to detailed design.

**Source Information:**  
Site boundaries: Registered Survey Plans / Vens  
Adjoining information: DCDB  
Contours: Bradies.



| Land Budget Stage 5                  |                  |              |
|--------------------------------------|------------------|--------------|
| Land Use                             | Area             | Overall %    |
| Area of Subject Site                 | 50.733 ha        | 100.0%       |
| <b>Saleable Area</b>                 |                  |              |
| Residential Allotments               | 18.713 ha        | 36.9%        |
| Medium Density Allotment             | 0.585 ha         | 1.2%         |
| Balance Super Allotments             | —                | 0.0%         |
| <b>Total Area of Allotments</b>      | <b>19.298 ha</b> | <b>38.0%</b> |
| <b>Road</b>                          |                  |              |
| Collector Road                       | 1.968 ha         | 3.9%         |
| Local Road                           | 8.601 ha         | 17.0%        |
| Linear Connections                   | 0.177 ha         | 0.3%         |
| Entry Statements                     | —                | 0.0%         |
| <b>Total Area of New Road</b>        | <b>10.746 ha</b> | <b>21.2%</b> |
| <b>Open Space</b>                    |                  |              |
| Corridor Park                        | 19.457 ha        | 38.4%        |
| Corridor Park (Within Corridor Park) | 10.710 ha        | —            |
| District Recreation Park             | —                | 0.0%         |
| Neighbourhood Recreation Park        | 0.502 ha         | 1.0%         |
| Local Recreation Park                | 0.150 ha         | 0.3%         |
| Local Linear Recreation Park         | 0.580 ha         | 1.1%         |
| Swimming Decks                       | —                | 0.0%         |
| <b>Total Open Space</b>              | <b>20.689 ha</b> | <b>40.8%</b> |

| Yield Breakdown Stage 5                                                                   |             |              |                   |              |
|-------------------------------------------------------------------------------------------|-------------|--------------|-------------------|--------------|
| Residential Allotments                                                                    |             | Typical Size | Typical Area      | Overall      |
| <b>Urban &amp; Nano Allotments Product</b>                                                |             |              |                   |              |
| Urban Loft                                                                                | 4.7 x 11.5m | 50m²         | 8                 | 1.6%         |
| Urban Allotments                                                                          | 7.5 x 16m   | 120m²        | 6                 | 1.2%         |
| Urban Terrace                                                                             | 6.2 x 27.5m | 170m²        | 20                | 4.0%         |
| <b>Subtotal</b>                                                                           |             |              | <b>34</b>         | <b>6.7%</b>  |
| <b>16m Deep Product</b>                                                                   |             |              |                   |              |
| Squat Allotment                                                                           | 14 x 16m    | 220m²        | 8                 | 1.6%         |
| <b>Subtotal</b>                                                                           |             |              | <b>8</b>          | <b>1.6%</b>  |
| <b>25m Deep Product</b>                                                                   |             |              |                   |              |
| Mode Allotment                                                                            | 8.5 x 25m   | 213m²        | 4                 | 0.8%         |
| Villa Allotment                                                                           | 10 x 25m    | 250m²        | 9                 | 1.8%         |
| Courtyard Allotment                                                                       | 14 x 25m    | 350m²        | 18                | 3.6%         |
| Premium Courtyard Allotment                                                               | 16 x 25m    | 400m²        | 6                 | 1.2%         |
| Premium Traditional Allotment                                                             | 20 x 25m    | 500m²        | 2                 | 0.4%         |
| Possible Multiple Residential Allotment                                                   | —           | —            | 3                 | 0.6%         |
| <b>Subtotal</b>                                                                           |             |              | <b>42</b>         | <b>8.3%</b>  |
| <b>28m - 30m Deep Product</b>                                                             |             |              |                   |              |
| Terrace 4.5m Allotment                                                                    | 4.5 x 23m   | 126m²        | 30                | 5.9%         |
| Terrace 6.5m Allotment                                                                    | 6.5 x 23m   | 185m²        | 29                | 5.7%         |
| Terrace 7.5m Allotment                                                                    | 7.5 x 23m   | 210m²        | 43                | 8.5%         |
| Terrace 9.5m Allotment                                                                    | 9.5 x 23m   | 265m²        | 40                | 7.9%         |
| <b>Subtotal</b>                                                                           |             |              | <b>142</b>        | <b>28.1%</b> |
| <b>30m Deep Product</b>                                                                   |             |              |                   |              |
| Villa Allotment                                                                           | 10 x 30m    | 300m²        | 39                | 7.7%         |
| Premium Villa Allotment                                                                   | 12.5 x 30m  | 375m²        | 87                | 17.2%        |
| Courtyard Allotment                                                                       | 14 x 30m    | 420m²        | 89                | 17.6%        |
| Traditional Allotment                                                                     | 20 x 30m    | 600m²        | 44                | 8.7%         |
| Premium Traditional Allotment                                                             | 25 x 30m    | 720m²        | 17                | 3.4%         |
| Possible Multiple Residential Allotment                                                   | —           | —            | 3                 | 0.6%         |
| <b>Subtotal</b>                                                                           |             |              | <b>279</b>        | <b>55.2%</b> |
| <b>Total Residential Allotments</b>                                                       |             |              | <b>505</b>        | <b>100%</b>  |
| <b>Residential Net Density</b>                                                            |             |              | <b>17.6 dw/ha</b> |              |
| <b>Super Lots</b>                                                                         |             |              |                   |              |
| Medium Density Allotment                                                                  |             |              | <b>1</b>          |              |
| Balance Super Allotments                                                                  |             |              | <b>—</b>          |              |
| <b>Sub Total</b>                                                                          |             |              | <b>1</b>          |              |
| <b>Total Allotments</b>                                                                   |             |              | <b>506</b>        |              |
| <b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b> |             |              | <b>516</b>        |              |
| <b>Maximum Potential Net Residential Density</b>                                          |             |              | <b>25.1 dw/ha</b> |              |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 19 August 2019

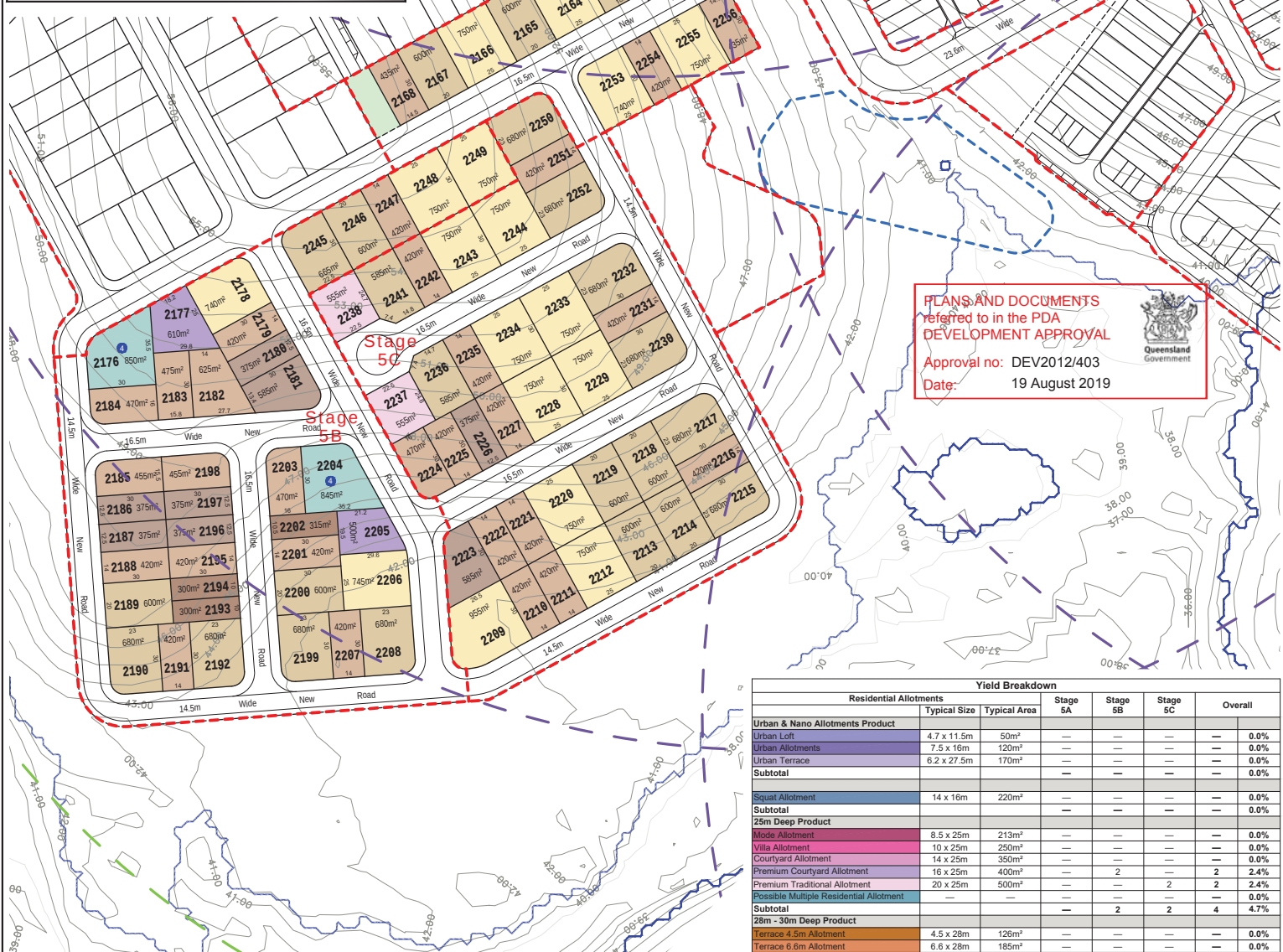
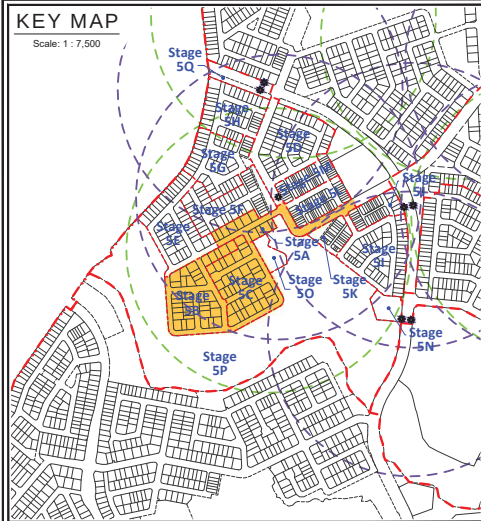


TO BE READ IN CONJUNCTION WITH 110056 - 404

|                                                                                                                                                                                                                            |                |          |               |                    |                                                                               |                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|---------------|--------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REVISION</b><br>A: 31/07/18 Amend Sub-Staging & Open Space<br>B: 24/10/18 Amend Layout<br>C: 03/12/2018 Further Issues Amendments<br>D: 22/02/2019 Further Issues Amendments<br>E: 07/03/2019 Further Issues Amendments | <b>PROJECT</b> |          | <b>CLIENT</b> |                    | <b>PEET</b><br><br>Plan of Subdivision<br>Stage 5 Overall<br>Allotment Layout | <br>URBAN DESIGN<br>Level 4 HQ South<br>520 Wickham Street<br>PO Box 1559<br>Fortitude Valley QLD 4006<br>T +61 7 3539 9500<br>W rpsgroup.com |
|                                                                                                                                                                                                                            | Job Ref.       | 110056   | Date:         | 07 March 2019      |                                                                               |                                                                                                                                               |
|                                                                                                                                                                                                                            | Comp By:       | WW/JC/MD | DWG Name:     | Precinct 1 Stage 5 |                                                                               |                                                                                                                                               |
|                                                                                                                                                                                                                            | Chk'd By:      | DG/MD    | Locality:     | Flagstone          |                                                                               |                                                                                                                                               |
| Local Authority: Economic Development Queensland                                                                                                                                                                           |                |          |               |                    | Scale                                                                         | 1 : 2000                                                                                                                                      |
|                                                                                                                                                                                                                            |                |          |               |                    | Sheet                                                                         | A1                                                                                                                                            |
|                                                                                                                                                                                                                            |                |          |               |                    | Plan Ref                                                                      | 110056 - 403                                                                                                                                  |
|                                                                                                                                                                                                                            |                |          |               |                    | Rev                                                                           | E                                                                                                                                             |

# KEY MAP

Scale: 1 : 7,500



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2012/403  
Date: 19 August 2019



## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- Indicative Lake Extent

### 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 / Varies.  
Adjoining Information: DCDB.  
Contours: Bradlees.

| Land Budget                       |          |          |          |          |
|-----------------------------------|----------|----------|----------|----------|
| Land Use                          | Stage 5A | Stage 5B | Stage 5C | Overall  |
| Area of Subject Site              | 1.688 ha | 3.213 ha | 3.169 ha | 8.060 ha |
| Saleable Area                     | 0.612 ha | 2.028 ha | 2.179 ha | 4.819 ha |
| Residential Allotments            | 0.612 ha | 2.028 ha | 2.179 ha | 4.819 ha |
| Medium Density Allotment          | —        | —        | —        | —        |
| Balance Super Allotments          | —        | —        | —        | —        |
| Total Area of Allotments          | 0.612 ha | 2.028 ha | 2.179 ha | 4.819 ha |
| Road                              | 0.667 ha | —        | —        | 0.667 ha |
| Collector Road                    | 0.373 ha | 1.185 ha | 0.980 ha | 2.538 ha |
| Local Road                        | 0.036 ha | —        | —        | 0.036 ha |
| Linear Connections                | —        | —        | —        | —        |
| Entry Statements                  | —        | —        | —        | —        |
| Total Area of New Road            | 1.076 ha | 1.185 ha | 0.980 ha | 3.241 ha |
| Open Space                        | —        | —        | —        | —        |
| Commuter Park                     | —        | —        | —        | —        |
| Corporation (Wipin Corridor Park) | —        | —        | —        | —        |
| District Recreation Park          | —        | —        | —        | —        |
| Neighbourhood Recreation Park     | —        | —        | —        | —        |
| Local Recreation Park             | —        | —        | —        | —        |
| Local Linear Recreation Park      | —        | —        | —        | —        |
| Stormwater Detention              | —        | —        | —        | —        |
| Total Open Space                  | —        | —        | —        | —        |

## Yield Breakdown

| Residential Allotments                                                             |  | Typical Size | Typical Area | Stage 5A  | Stage 5B   | Stage 5C   | Overall |
|------------------------------------------------------------------------------------|--|--------------|--------------|-----------|------------|------------|---------|
| Urban & Nano Allotments Product                                                    |  | 4.7 x 11.5m  | 50m²         | —         | —          | —          | 0.0%    |
| Urban Loft                                                                         |  | 7.5 x 16m    | 120m²        | —         | —          | —          | 0.0%    |
| Urban Allotments                                                                   |  | 7.5 x 16m    | 120m²        | —         | —          | —          | 0.0%    |
| Urban Terrace                                                                      |  | 6.2 x 27.5m  | 170m²        | —         | —          | —          | 0.0%    |
| Subtotal                                                                           |  | —            | —            | —         | —          | —          | 0.0%    |
| Squat Allotment                                                                    |  | 14 x 16m     | 220m²        | —         | —          | —          | 0.0%    |
| Subtotal                                                                           |  | —            | —            | —         | —          | —          | 0.0%    |
| 25m Deep Product                                                                   |  | —            | —            | —         | —          | —          | —       |
| Mode Allotment                                                                     |  | 8.5 x 25m    | 213m²        | —         | —          | —          | 0.0%    |
| Villa Allotment                                                                    |  | 10 x 25m     | 250m²        | —         | —          | —          | 0.0%    |
| Courtyard Allotment                                                                |  | 14 x 25m     | 350m²        | —         | —          | —          | 0.0%    |
| Premium Courtyard Allotment                                                        |  | 16 x 25m     | 400m²        | —         | 2          | —          | 2.4%    |
| Possible Multiple Residential Allotment                                            |  | 20 x 25m     | 500m²        | —         | —          | 2          | 2.4%    |
| Subtotal                                                                           |  | —            | —            | —         | 2          | 2          | 4.7%    |
| 28m - 30m Deep Product                                                             |  | —            | —            | —         | —          | —          | —       |
| Terrace 4.5m Allotment                                                             |  | 4.5 x 28m    | 126m²        | —         | —          | —          | 0.0%    |
| Terrace 6.6m Allotment                                                             |  | 6.6 x 28m    | 185m²        | —         | —          | —          | 0.0%    |
| Terrace 7.5m Allotment                                                             |  | 7.5 x 28m    | 210m²        | —         | —          | —          | 0.0%    |
| Terrace 9.5m Allotment                                                             |  | 9.5 x 28m    | 265m²        | —         | —          | —          | 0.0%    |
| Subtotal                                                                           |  | —            | —            | —         | —          | —          | 0.0%    |
| 30m Deep Product                                                                   |  | —            | —            | —         | —          | —          | —       |
| Villa Allotment                                                                    |  | 10 x 30m     | 300m²        | —         | 3          | —          | 3.5%    |
| Premium Villa Allotment                                                            |  | 12.5 x 30m   | 375m²        | —         | 6          | 2          | 9.4%    |
| Courtyard Allotment                                                                |  | 14 x 30m     | 420m²        | 3         | 13         | 12         | 28.3%   |
| Traditional Allotment                                                              |  | 20 x 30m     | 600m²        | —         | 8          | 12         | 23.1%   |
| Premium Traditional Allotment                                                      |  | 25 x 30m     | 720m²        | 4         | 4          | 9          | 17.0%   |
| Possible Multiple Residential Allotment                                            |  | —            | —            | —         | 2          | —          | 2.4%    |
| Subtotal                                                                           |  | —            | —            | 10        | 38         | 35         | 81.5%   |
| Total Residential Allotments                                                       |  | —            | —            | 10        | 38         | 37         | 85.0%   |
| Residential Net Density                                                            |  | —            | —            | 9.8 dw/ha | 11.8 dw/ha | 11.7 dw/ha | —       |
| Super Lots                                                                         |  | —            | —            | —         | —          | —          | —       |
| Medium Density Allotment                                                           |  | —            | —            | —         | —          | —          | —       |
| Balance Super Allotments                                                           |  | —            | —            | —         | —          | —          | —       |
| Sub Total                                                                          |  | —            | —            | —         | —          | —          | —       |
| Total Allotments                                                                   |  | —            | —            | 10        | 38         | 37         | 85.0%   |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) |  | —            | —            | 10        | 44         | 37         | 91.0%   |
| Maximum Potential Net Residential Density                                          |  | —            | —            | 9.8 dw/ha | 13.7 dw/ha | 11.7 dw/ha | —       |

REVISION  
A: 31/07/18 Amend Sub-Staging & Open Space  
B: 24/10/18 Amend Layout  
C: 03/12/2018 Further Issues Amendments  
D: 22/02/2019 Further Issues Amendments  
E: 07/03/2019 Further Issues Amendments

PROJECT  
**Flagstone Precinct 1**

Job Ref. 110056 Date: 07 March 2019

Comp By: WW/JC/MD DWG Name: Precinct 1 Stage 5

Chk'd By: DG/MD Locality: Flagstone

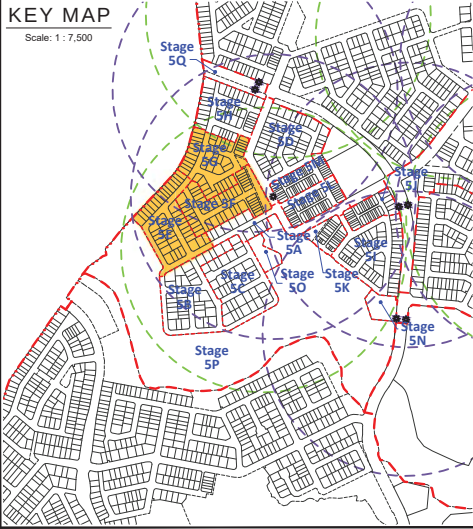
Local Authority: Economic Development Queensland

CLIENT  
**PEET**

Plan of Subdivision  
Stage 5A - C  
Allotment Layout

Scale 1 : 1000 Sheet A1 Plan Ref 110056 - 405 Rev E

URBAN DESIGN  
Level 4 HQ South  
520 Wickham Street  
PO Box 1559  
Fortitude Valley QLD 4006  
T +61 7 3539 9500  
W rpsgroup.com.au



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2012403  
Date: 19 August 2019



### Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- Indicative Lake Extent

**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 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.  
Road linemarkings and turn slots are indicative only and subject to detailed design.

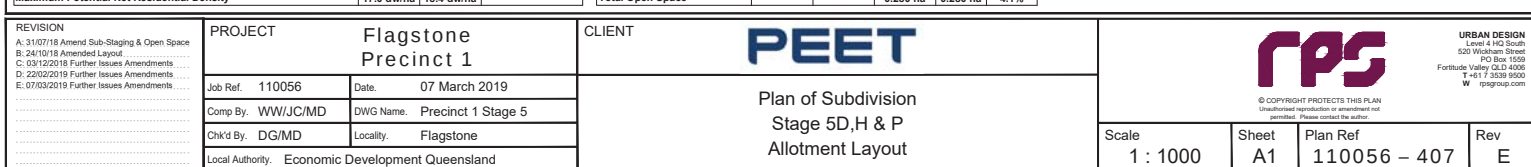
**Source Information:**  
Site boundaries: Registered Survey Plans & Vets.  
Adjoining information: DCDB.  
Contours: Bradlees.

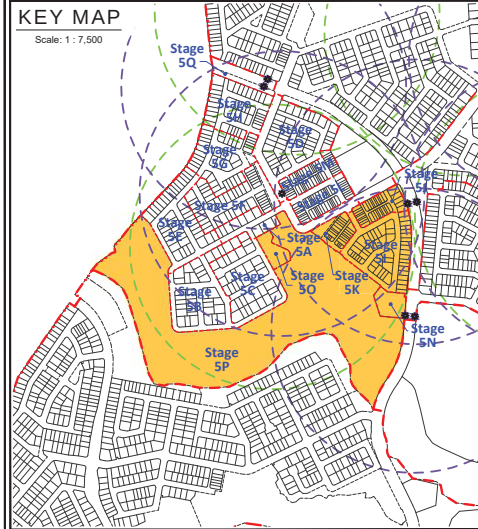
Scale 1:750 @ A1  
0 5 10 20 30 40 50

| Land Use                            | Land Budget |          |          |          | Overall |
|-------------------------------------|-------------|----------|----------|----------|---------|
|                                     | Stage 5E    | Stage 5F | Stage 5G | Area     |         |
| Area of Subject Site                | 2.968 ha    | 2.531 ha | 2.464 ha | 7.963 ha | 100.0%  |
| Residential Allotments              | 1.961 ha    | 1.673 ha | 1.614 ha | 5.248 ha | 65.9%   |
| Medium Density Allotment            | —           | —        | —        | 0.035 ha | 0.4%    |
| Balance Super Allotments            | —           | —        | —        | —        | 0.0%    |
| Total Area of Allotments            | 1.961 ha    | 1.673 ha | 1.614 ha | 5.248 ha | 65.9%   |
| Road                                | —           | —        | —        | —        | 0.0%    |
| Collector Road                      | —           | —        | —        | —        | 0.0%    |
| Local Road                          | 1.007 ha    | 0.618 ha | 0.755 ha | 2.380 ha | 29.9%   |
| Linear Connections                  | —           | —        | —        | 0.035 ha | 0.4%    |
| Entry Statements                    | —           | —        | —        | —        | 0.0%    |
| Total Area of New Road              | 1.007 ha    | 0.618 ha | 0.755 ha | 2.380 ha | 29.9%   |
| Open Space                          | —           | —        | —        | —        | 0.0%    |
| Corridor Park                       | —           | —        | —        | —        | 0.0%    |
| Conservation (Within Corridor Park) | —           | —        | —        | —        | 0.0%    |
| District Recreation Park            | —           | —        | —        | —        | 0.0%    |
| Neighbourhood Recreation Park       | —           | —        | —        | —        | 0.0%    |
| Local Recreation Park               | —           | —        | —        | —        | 0.0%    |
| Local Linear Recreation Park        | —           | 0.240 ha | 0.060 ha | 0.300 ha | 3.8%    |
| Stormwater Detention                | —           | —        | —        | —        | 0.0%    |
| Total Open Space                    | —           | 0.240 ha | 0.060 ha | 0.300 ha | 3.8%    |

| Yield Breakdown                                                                    |             |                   |              |            |            |            |
|------------------------------------------------------------------------------------|-------------|-------------------|--------------|------------|------------|------------|
| Residential Allotments                                                             |             | Typical Size      | Typical Area | Stage 5E   | Stage 5F   | Stage 5G   |
| Urban & Nano Allotments Product                                                    |             |                   |              |            |            |            |
| Urban Loft                                                                         | 4.7 x 11.5m | 50m <sup>2</sup>  | —            | —          | —          | —          |
| Urban Allotments                                                                   | 7.5 x 16m   | 120m <sup>2</sup> | —            | —          | —          | —          |
| Urban Terrace                                                                      | 6.2 x 27.5m | 170m <sup>2</sup> | —            | —          | —          | —          |
| Subtotal                                                                           |             |                   |              | —          | —          | —          |
| 16m Deep Product                                                                   |             |                   |              |            |            |            |
| Squat Allotment                                                                    | 14 x 16m    | 220m <sup>2</sup> | —            | —          | 2          | 2          |
| Subtotal                                                                           |             |                   |              | —          | 2          | 2          |
| 25m Deep Product                                                                   |             |                   |              |            |            |            |
| Mode Allotment                                                                     | 8.5 x 25m   | 213m <sup>2</sup> | —            | —          | —          | —          |
| Villa Allotment                                                                    | 10 x 25m    | 250m <sup>2</sup> | —            | —          | —          | —          |
| Courtyard Allotment                                                                | 14 x 25m    | 350m <sup>2</sup> | —            | —          | 6          | 6          |
| Premium Courtyard Allotment                                                        | 16 x 25m    | 400m <sup>2</sup> | —            | —          | 1          | 1          |
| Possible Multiple Residential Allotment                                            | 20 x 25m    | 500m <sup>2</sup> | —            | —          | 1          | 1          |
| Subtotal                                                                           |             |                   |              | —          | —          | 8          |
| 28m - 30m Deep Product                                                             |             |                   |              |            |            |            |
| Terrace 4.5m Allotment                                                             | 4.5 x 28m   | 126m <sup>2</sup> | —            | —          | —          | —          |
| Terrace 6.6m Allotment                                                             | 6.6 x 28m   | 185m <sup>2</sup> | —            | —          | —          | —          |
| Terrace 7.5m Allotment                                                             | 7.5 x 28m   | 210m <sup>2</sup> | —            | —          | 10         | 4          |
| Terrace 9.5m Allotment                                                             | 9.5 x 28m   | 265m <sup>2</sup> | —            | —          | 4          | 2          |
| Subtotal                                                                           |             |                   |              | —          | 14         | 6          |
| 30m Deep Product                                                                   |             |                   |              |            |            |            |
| Villa Allotment                                                                    | 10 x 30m    | 300m <sup>2</sup> | 5            | 4          | 7          | 16         |
| Premium Villa Allotment                                                            | 12.5 x 30m  | 375m <sup>2</sup> | 20           | 10         | 10         | 40         |
| Courtyard Allotment                                                                | 14 x 30m    | 420m <sup>2</sup> | 11           | 12         | 5          | 28         |
| Traditional Allotment                                                              | 20 x 30m    | 600m <sup>2</sup> | 6            | 4          | 2          | 12         |
| Premium Traditional Allotment                                                      | 25 x 30m    | 720m <sup>2</sup> | —            | —          | —          | —          |
| Possible Multiple Residential Allotment                                            | —           | —                 | —            | 1          | —          | 1          |
| Subtotal                                                                           |             |                   |              | 43         | 30         | 24         |
| Total Residential Allotments                                                       |             |                   |              | 43         | 46         | 40         |
| Residential Net Density                                                            |             |                   |              | 14.5 dw/ha | 18.2 dw/ha | 16.2 dw/ha |
| Super Lots                                                                         |             |                   |              |            |            |            |
| Medium Density Allotment                                                           | —           | —                 | —            | —          | —          | —          |
| Balance Super Allotments                                                           | —           | —                 | —            | —          | —          | —          |
| Sub Total                                                                          |             |                   |              | —          | —          | —          |
| Total Allotments                                                                   |             |                   |              | 43         | 46         | 40         |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) |             |                   |              | 44         | 46         | 41         |
| Maximum Potential Net Residential Density                                          |             |                   |              | 14.8 dw/ha | 18.2 dw/ha | 16.6 dw/ha |

|                                                                                                                                                                                                                            |                                        |                                                         |                       |                          |                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------|-----------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REVISION</b><br>A: 31/07/18 Amend Sub-Staging & Open Space<br>B: 24/10/18 Amend Layout<br>C: 03/12/2018 Further Issues Amendments<br>D: 22/02/2019 Further Issues Amendments<br>E: 07/03/2019 Further Issues Amendments | <b>PROJECT</b><br>Flagstone Precinct 1 |                                                         | <b>CLIENT</b><br>PEET |                          | <b>URBAN DESIGN</b><br>Level 4 HQ South<br>520 Wickham Street<br>PO Box 1059<br>Fortitude Valley QLD 4006<br>T +61 7 3539 9500<br>W urbandesign.com.au |
|                                                                                                                                                                                                                            | Job Ref.                               | 110056                                                  | Date:                 | 07 March 2019            |                                                                                                                                                        |
|                                                                                                                                                                                                                            | Comp By:                               | WW/JC/MD                                                | DWG Name:             | Precinct 1 Stage 5       |                                                                                                                                                        |
|                                                                                                                                                                                                                            | Chk'd By:                              | DG/MD                                                   | Locality:             | Flagstone                |                                                                                                                                                        |
| Local Authority: Economic Development Queensland                                                                                                                                                                           |                                        | Plan of Subdivision<br>Stage 5E - F<br>Allotment Layout |                       | Scale<br>1 : 750         | Sheet<br>A1                                                                                                                                            |
|                                                                                                                                                                                                                            |                                        |                                                         |                       | Plan Ref<br>110056 - 406 | Rev<br>E                                                                                                                                               |

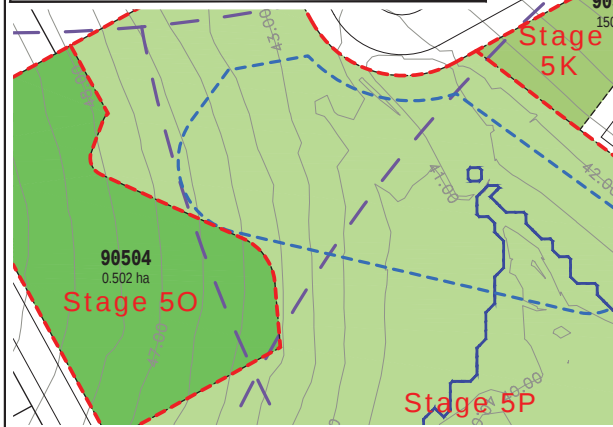




- Legend**
- Site Boundary
  - Proposed Stage Boundary
  - Proposed Sub Stage Boundary
  - Existing Q100
  - Residential Allotment (Max. no. of dwellings)
  - Indicative Indented Bus Stop Location
  - Indicative In-Line Bus Stop Location
  - Bus Stop Catchment (400m)
  - Neighbourhood Park Catchment (400m)
  - Indicative Lake Extent

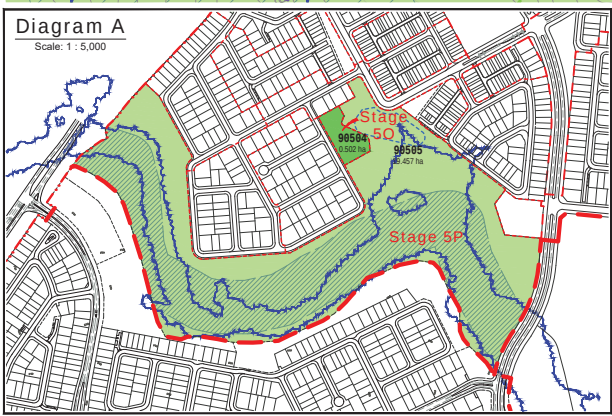
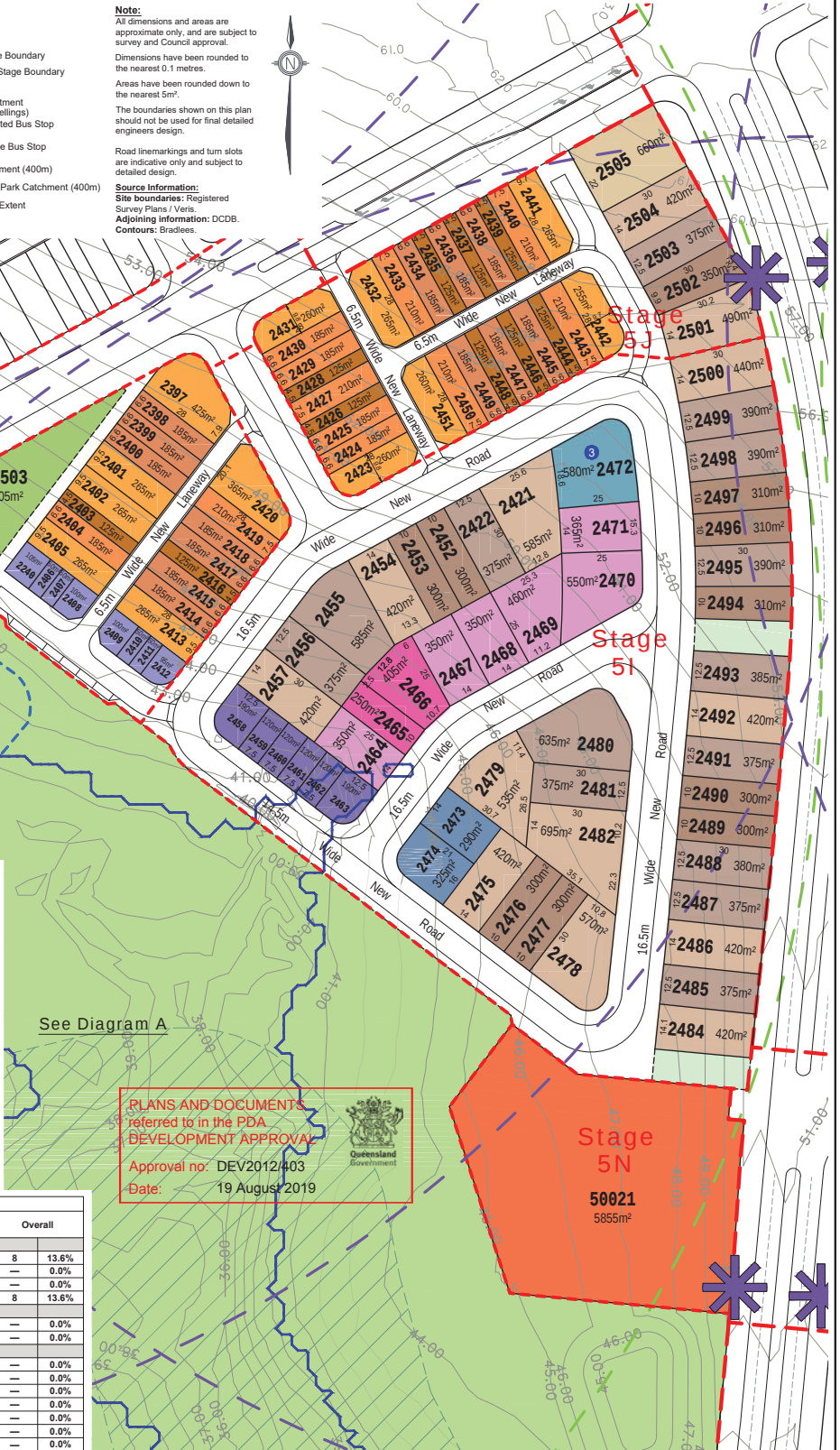
**Note:**  
All dimensions and areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m². The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Registered Survey Plans / Veris.  
Adjoining information: DCDB.  
Contours: Bradshaws.



| Land Budget                         |          |          |          |          |          |           |                 |
|-------------------------------------|----------|----------|----------|----------|----------|-----------|-----------------|
| Land Use                            | Stage 5I | Stage 5J | Stage 5K | Stage 5L | Stage 5M | Stage 5N  | Overall         |
| Area of Subject Site                | 3.150 ha | 0.949 ha | 0.764 ha | 0.585 ha | 0.502 ha | 19.457 ha | 100.0%          |
| Saleable Area                       |          |          |          |          |          |           |                 |
| Residential Allotments              | 1.869 ha | 0.777 ha | 0.442 ha | —        | —        | —         | 3.088 ha 12.2%  |
| Medium Density Allotment            | —        | —        | —        | 0.585 ha | —        | —         | 0.585 ha 2.3%   |
| Balance Super Allotments            | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Total Area of Allotments            | 1.869 ha | 0.777 ha | 0.442 ha | 0.585 ha | —        | —         | 3.673 ha 14.5%  |
| Road                                | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Collector Road                      | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Local Road                          | 1.220 ha | 0.172 ha | 0.172 ha | —        | —        | —         | 1.564 ha 6.2%   |
| Linear Connections                  | 0.061 ha | —        | —        | —        | —        | —         | 0.061 ha 0.2%   |
| Entry Statements                    | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Total Area of New Road              | 1.281 ha | 0.172 ha | 0.172 ha | —        | —        | —         | 1.625 ha 6.4%   |
| Open Space                          | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Corridor Park                       | —        | —        | —        | —        | —        | 19.457 ha | 19.457 ha 76.6% |
| Conservation (Within Corridor Park) | —        | —        | —        | —        | —        | 10.710 ha | 10.710 ha 42.0% |
| District Recreation Park            | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Neighbourhood Recreation Park       | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Local Recreation Park               | —        | —        | 0.150 ha | —        | —        | —         | 0.150 ha 0.6%   |
| Local Linear Recreation Park        | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Stormwater Detention                | —        | —        | —        | —        | —        | —         | — 0.0%          |
| Total Open Space                    | —        | —        | 0.150 ha | —        | —        | 19.457 ha | 20.109 ha 79.1% |

| Yield Breakdown                                                                    |              |              |            |            |            |          |
|------------------------------------------------------------------------------------|--------------|--------------|------------|------------|------------|----------|
| Residential Allotments                                                             |              |              | Stage 5I   | Stage 5J   | Stage 5K   | Stage 5N |
| Urban & Nano Allotments Product                                                    | Typical Size | Typical Area | —          | —          | —          | —        |
| Urban Loft                                                                         | 4.7 x 11.5m  | 50m²         | —          | —          | 8          | —        |
| Urban Allotments                                                                   | 7.5 x 16m    | 120m²        | 6          | —          | —          | —        |
| Urban Terrace                                                                      | 6.2 x 27.5m  | 170m²        | —          | —          | —          | —        |
| Subtotal                                                                           |              |              | 6          | —          | 8          | —        |
| 16m Deep Product                                                                   |              |              | —          | —          | —          | —        |
| Squat Allotment                                                                    | 14 x 16m     | 220m²        | 2          | —          | —          | —        |
| Subtotal                                                                           |              |              | 2          | —          | —          | —        |
| 25m Deep Product                                                                   |              |              | —          | —          | —          | —        |
| Mode Allotment                                                                     | 8.5 x 25m    | 213m²        | —          | —          | —          | —        |
| Villa Allotment                                                                    | 10 x 25m     | 250m²        | 2          | —          | —          | —        |
| Courtyard Allotment                                                                | 14 x 25m     | 350m²        | 6          | —          | —          | —        |
| Premium Courtyard Allotment                                                        | 16 x 25m     | 400m²        | —          | —          | —          | —        |
| Premium Traditional Allotment                                                      | 20 x 25m     | 500m²        | —          | —          | —          | —        |
| Possible Multiple Residential Allotment                                            | —            | —            | 1          | —          | —          | —        |
| Subtotal                                                                           |              |              | 9          | —          | —          | —        |
| 28m - 30m Deep Product                                                             |              |              | —          | —          | —          | —        |
| Terrace 4.5m Allotment                                                             | 4.5 x 28m    | 126m²        | —          | 8          | 2          | —        |
| Terrace 6.6m Allotment                                                             | 6.6 x 28m    | 185m²        | —          | 6          | 7          | —        |
| Terrace 7.5m Allotment                                                             | 7.5 x 28m    | 210m²        | —          | 9          | 2          | —        |
| Terrace 9.5m Allotment                                                             | 9.5 x 28m    | 265m²        | —          | 6          | 6          | —        |
| Subtotal                                                                           |              |              | —          | 29         | 17         | —        |
| 30m Deep Product                                                                   |              |              | —          | —          | —          | —        |
| Villa Allotment                                                                    | 10 x 30m     | 300m²        | 9          | 1          | —          | —        |
| Premium Villa Allotment                                                            | 12.5 x 30m   | 375m²        | 13         | 1          | —          | —        |
| Courtyard Allotment                                                                | 14 x 30m     | 420m²        | 11         | 2          | —          | —        |
| Traditional Allotment                                                              | 20 x 30m     | 600m²        | —          | 1          | —          | —        |
| Premium Traditional Allotment                                                      | 25 x 30m     | 720m²        | —          | —          | —          | —        |
| Possible Multiple Residential Allotment                                            | —            | —            | —          | —          | —          | —        |
| Subtotal                                                                           |              |              | 33         | 5          | —          | —        |
| Total Residential Allotments                                                       |              |              | 50         | 34         | 25         | —        |
| Residential Net Density                                                            |              |              | 15.9 dw/ha | 35.8 dw/ha | 32.7 dw/ha | —        |
| Super Lots                                                                         |              |              | —          | —          | —          | —        |
| Medium Density Allotment                                                           |              |              | —          | —          | —          | 1        |
| Balance Super Allotments                                                           |              |              | —          | —          | —          | —        |
| Sub Total                                                                          |              |              | —          | —          | —          | 1        |
| Total Allotments                                                                   |              |              | 50         | 34         | 25         | 1        |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) |              |              | 52         | 34         | 25         | —        |
| Maximum Potential Net Residential Density                                          |              |              | 16.5 dw/ha | 35.8 dw/ha | 32.7 dw/ha | —        |



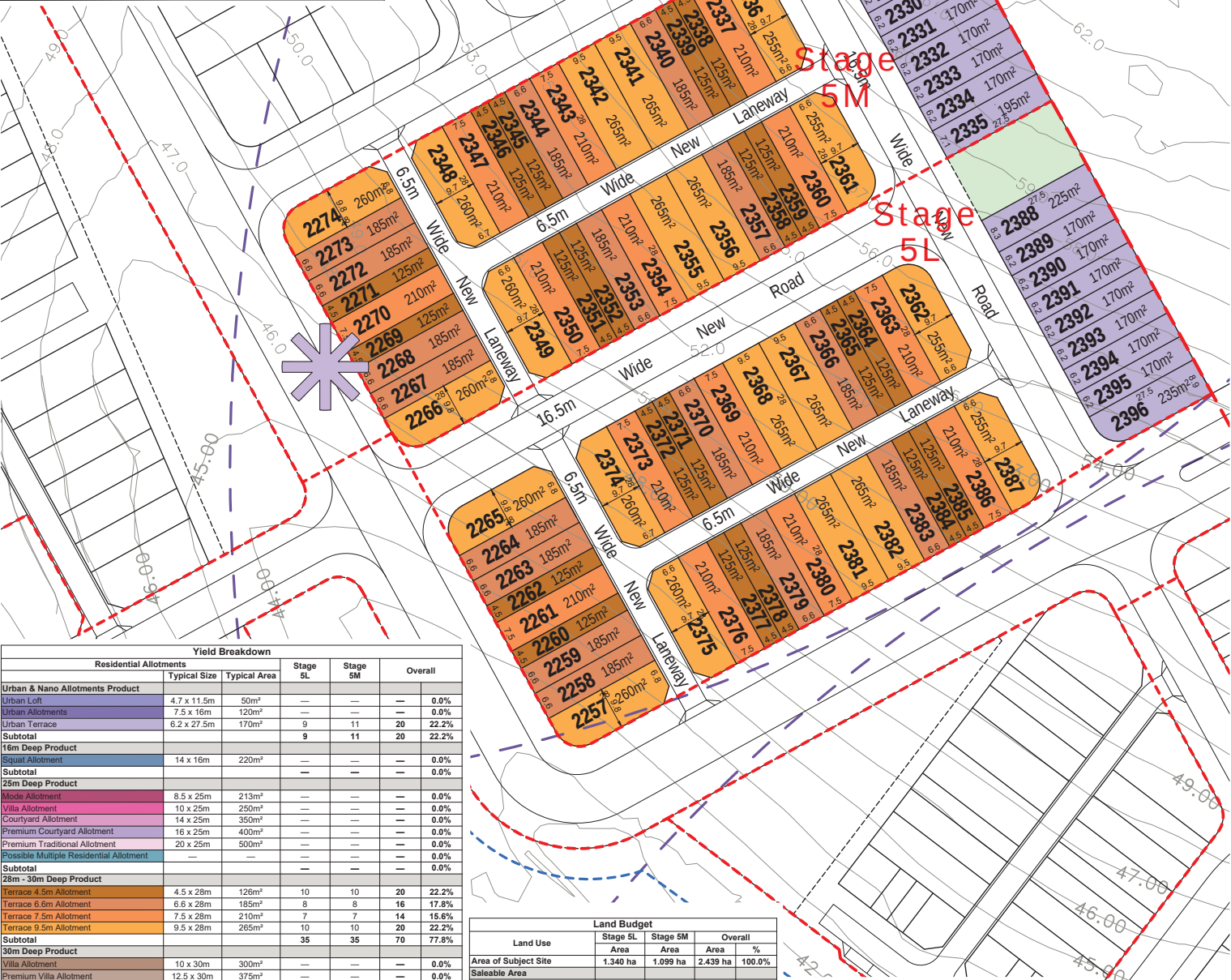
# KEY MAP

Scale: 1 : 7,500



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403  
Date: 19 August 2019



## Yield Breakdown

| Residential Allotments                                                                    |             | Typical Size      | Typical Area | Stage 5L   | Stage 5M   | Overall |
|-------------------------------------------------------------------------------------------|-------------|-------------------|--------------|------------|------------|---------|
| <b>Urban &amp; Nano Allotments Product</b>                                                |             |                   |              |            |            |         |
| Urban Loft                                                                                | 4.7 x 11.5m | 50m <sup>2</sup>  | —            | —          | —          | 0.0%    |
| Urban Allotments                                                                          | 7.5 x 16m   | 120m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Urban Terrace                                                                             | 6.2 x 27.5m | 170m <sup>2</sup> | 9            | 11         | 20         | 22.2%   |
| Subtotal                                                                                  | —           | —                 | 9            | 11         | 20         | 22.2%   |
| <b>16m Deep Product</b>                                                                   |             |                   |              |            |            |         |
| Squat Allotment                                                                           | 14 x 16m    | 220m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Subtotal                                                                                  | —           | —                 | —            | —          | —          | 0.0%    |
| <b>25m Deep Product</b>                                                                   |             |                   |              |            |            |         |
| Mode Allotment                                                                            | 8.5 x 25m   | 213m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Villa Allotment                                                                           | 10 x 25m    | 250m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Courtyard Allotment                                                                       | 14 x 25m    | 350m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Premium Courtyard Allotment                                                               | 16 x 25m    | 400m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Premium Traditional Allotment                                                             | 20 x 25m    | 500m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Possible Multiple Residential Allotment                                                   | —           | —                 | —            | —          | —          | 0.0%    |
| Subtotal                                                                                  | —           | —                 | —            | —          | —          | 0.0%    |
| <b>28m - 30m Deep Product</b>                                                             |             |                   |              |            |            |         |
| Terrace 4.5m Allotment                                                                    | 4.5 x 28m   | 126m <sup>2</sup> | 10           | 10         | 20         | 22.2%   |
| Terrace 6.6m Allotment                                                                    | 6.6 x 28m   | 185m <sup>2</sup> | 8            | 8          | 16         | 17.8%   |
| Terrace 7.5m Allotment                                                                    | 7.5 x 28m   | 210m <sup>2</sup> | 7            | 7          | 14         | 15.6%   |
| Terrace 9.5m Allotment                                                                    | 9.5 x 28m   | 265m <sup>2</sup> | 10           | 10         | 20         | 22.2%   |
| Subtotal                                                                                  | —           | —                 | 35           | 35         | 70         | 77.8%   |
| <b>30m Deep Product</b>                                                                   |             |                   |              |            |            |         |
| Villa Allotment                                                                           | 10 x 30m    | 300m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Premium Villa Allotment                                                                   | 12.5 x 30m  | 375m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Courtyard Allotment                                                                       | 14 x 30m    | 420m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Traditional Allotment                                                                     | 20 x 30m    | 600m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Premium Traditional Allotment                                                             | 25 x 30m    | 720m <sup>2</sup> | —            | —          | —          | 0.0%    |
| Possible Multiple Residential Allotment                                                   | —           | —                 | —            | —          | —          | 0.0%    |
| Subtotal                                                                                  | —           | —                 | —            | —          | —          | 0.0%    |
| <b>Total Residential Allotments</b>                                                       |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | 44         | 46         | 90      |
| <b>Residential Net Density</b>                                                            |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | 32.8 dw/ha | 41.9 dw/ha | 100.0%  |
| <b>Super Lots</b>                                                                         |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | Lots       | Lots       | Lots    |
| <b>Medium Density Allotment</b>                                                           |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | —          | —          | —       |
| <b>Balance Super Allotments</b>                                                           |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | —          | —          | —       |
| <b>Sub Total</b>                                                                          |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | —          | —          | —       |
| <b>Total Allotments</b>                                                                   |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | 44         | 46         | 90      |
| <b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b> |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | 44         | 46         | 90      |
| <b>Maximum Potential Net Residential Density</b>                                          |             |                   |              |            |            |         |
|                                                                                           |             |                   |              | 32.8 dw/ha | 41.9 dw/ha | 100.0%  |

| Land Budget                         |          | Stage 5L | Stage 5M | Overall |
|-------------------------------------|----------|----------|----------|---------|
| Land Use                            | Area     | Area     | Area     | %       |
| Area of Subject Site                | 1.340 ha | 1.099 ha | 2.439 ha | 100.0%  |
| Saleable Area                       | —        | —        | —        | —       |
| Residential Allotments              | 0.849 ha | 0.890 ha | 1.739 ha | 71.3%   |
| Medium Density Allotment            | —        | —        | —        | 0.0%    |
| Balance Super Allotments            | —        | —        | —        | 0.0%    |
| Total Area of Allotments            | 0.849 ha | 0.890 ha | 1.739 ha | 71.3%   |
| Road                                | —        | —        | —        | 0.0%    |
| Collector Road                      | —        | —        | —        | 0.0%    |
| Local Road                          | 0.446 ha | 0.209 ha | 0.655 ha | 26.9%   |
| Linear Connections                  | 0.045 ha | —        | 0.045 ha | 1.8%    |
| Entry Statements                    | —        | —        | —        | 0.0%    |
| Total Area of New Road              | 0.491 ha | 0.209 ha | 0.700 ha | 28.7%   |
| Open Space                          | —        | —        | —        | 0.0%    |
| Corridor Park                       | —        | —        | —        | 0.0%    |
| Conservatory (Wishin Corridor Park) | —        | —        | —        | 0.0%    |
| District 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%    |

## 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 5m<sup>2</sup>.

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

Road linemarkings and turn slots are indicative only and subject to detailed design.

Source Information:  
Site boundaries: Registered Survey Plans / Vents.  
Adjoining Information: DCDB.  
Contours: Bradlees.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- Indicative Lake Extent

Scale 1 : 500 @ A1  
0 5 10 15 20 25 30

## REVISION

A: 31/07/18 Amend Sub-Staging & Open Space  
B: 24/10/18 Amended Layout  
C: 03/12/2018 Further Issues Amendments  
D: 22/02/2019 Further Issues Amendments  
E: 07/03/2019 Further Issues Amendments

## PROJECT

Flagstone  
Precinct 1

## CLIENT

PEET

Job Ref. 110056 Date: 07 March 2019

Comp By: WW/JC/MD DWG Name: Precinct 1 Stage 5

Chk'd By: DG/MD Locality: Flagstone

Local Authority: Economic Development Queensland

Plan of Subdivision  
Stage 5L & M  
Allotment Layout

Scale

1 : 500

Sheet

A1

Plan Ref

110056 - 409

Rev

E

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