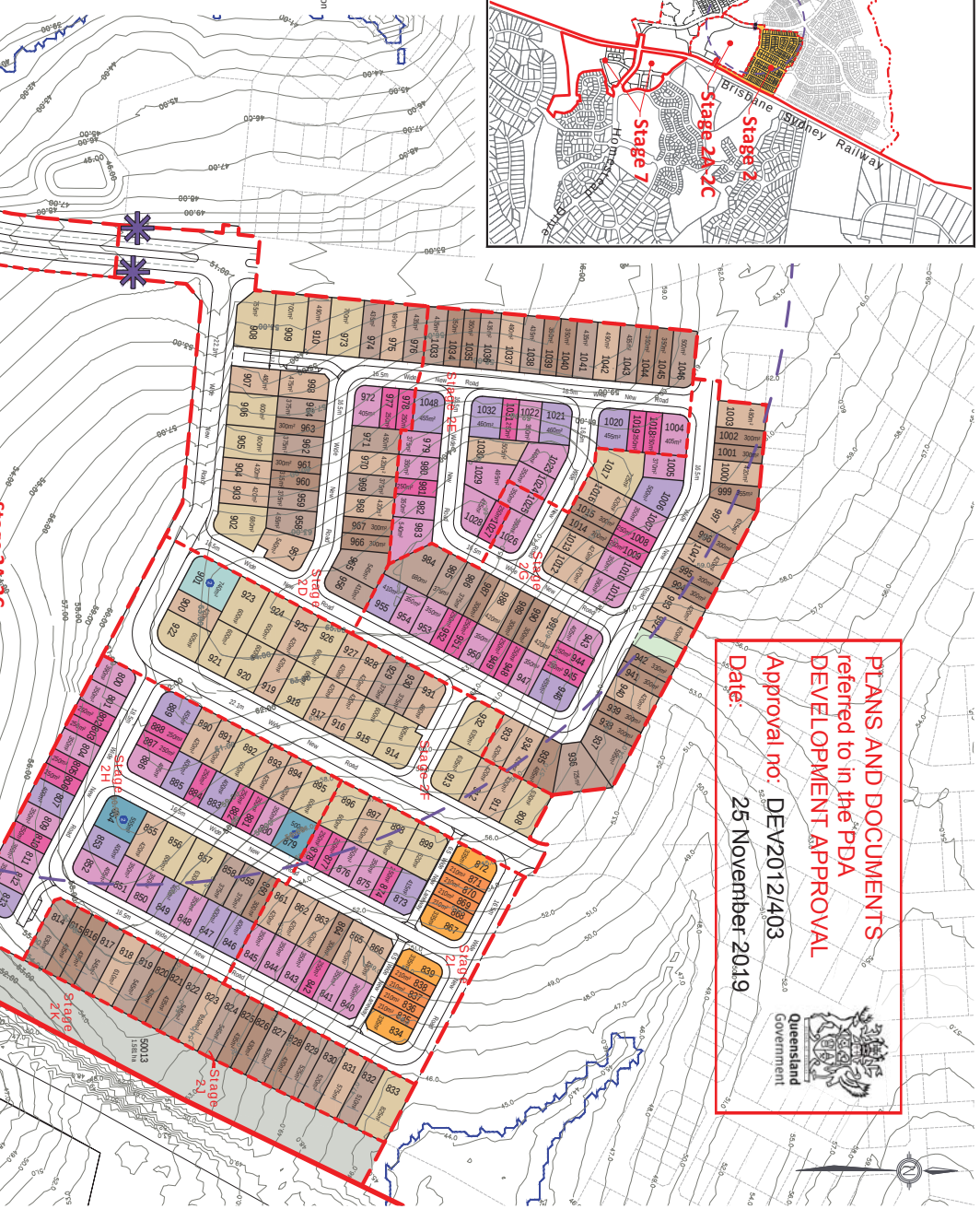
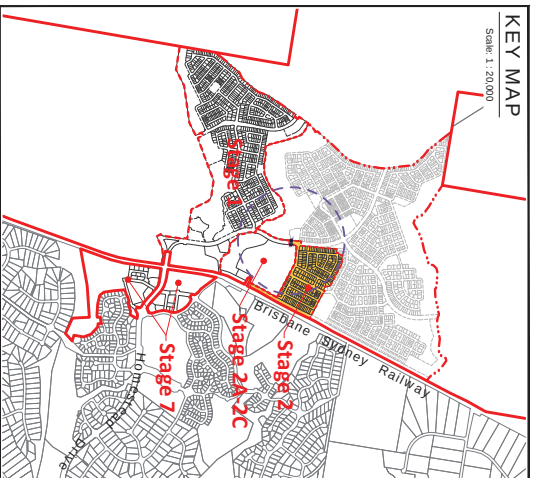




Residential Allocations										Overall
Residential Allocations		Typical Size	Typical Area	Stage 2	Stage 3	Stage 4	Stage 5			
Urban & Metro Allocations Product		4.7 x 11.5m	50m²	—	—	—	8	8	0%	
Urban Lot		7.5 x 15m	120m²	—	—	—	6	13	1%	
Urban Allocations		7.5 x 15m	120m²	7	—	—	20	20	1%	
Urban Terrace		6.5 x 27.5m	170m²	—	—	—	—	—	—	
Subtotal				—	7	—	34	41	2%	
10m Deep Product				—	—	—	—	—	—	
Signal Alignment		14 x 16m	220m²	—	12	4	8	24	1%	
Subtotal				—	12	4	8	24	1%	
32m Deep Product				—	—	—	—	—	—	
Road Alignment		8.5 x 26m	210m²	—	8	—	4	12	1%	
Village Allocations		10 x 25m	250m²	29	14	2	35	60	4%	
Commercial Allocations		14 x 25m	350m²	41	37	22	28	118	7%	
Premium Traditional Alignment		14 x 25m	350m²	17	18	8	9	52	3%	
Premium Traditional Alignment		20 x 25m	500m²	—	—	—	—	—	—	
Premium Traditional Alignment		20 x 25m	500m²	2	6	3	4	8	0%	
Premium Traditional Alignment		—	—	—	—	—	—	—	—	
Subtotal				89	90	35	52	266	16%	
20m - 30m Deep Product				—	—	—	—	—	—	
Terrace 4.5m Alignment		4.5 x 28m	180m²	—	—	—	34	34	2%	
Terrace 6.0m Alignment		6.0 x 28m	180m²	—	—	—	35	35	2%	
Terrace 7.5m Alignment		7.5 x 28m	205m²	8	8	5	43	64	4%	
Terrace 9.5m Alignment		9.5 x 28m	265m²	4	4	2	44	54	3%	
Subtotal				12	12	7	156	187	11%	
30m Deep Product				—	—	—	—	—	—	
Villa Alignment		10 x 30m	300m²	36	49	56	46	187	11%	
Premium Villa Alignment		12.5 x 30m	375m²	34	92	113	85	324	19%	
Commercial Alignment		14 x 30m	420m²	50	94	113	108	365	22%	
Traditional Alignment		20 x 30m	600m²	27	55	64	43	189	11%	
Traditional Traditional Alignment		25 x 30m	750m²	—	21	32	32	83	4%	
Premium Villa Traditional Alignment		—	—	1	4	14	3	22	1%	
Subtotal				148	315	392	295	1150	69%	
Total Residential Allocations				249	438	438	545	1689	100%	
Total Residential Net Density				38.0 d/ha	14.6 d/ha	13.3 d/ha	18.0 d/ha	15.6 d/ha		
Single Lots				L0.6	L0.6	L0.6	L0.6	L0.6		
Commercial Density Alignment				—	—	—	1	1		
Commercial Alignment				—	—	—	1	1		
Community Facility Alignment				—	—	—	—	—		
Balance Superficial Allocations				1	6	5	—	—		
Sub Total				1	6	7	1	15		
Maximum Potential				250	442	445	546	1693		
Maximum Potential Residential Dwellings (includes Maximum Residential Allocations)				252	455	466	564	1727		
Maximum Potential Net Residential Density				38.2 d/ha	15.5 d/ha	14.1 d/ha	18.3 d/ha	16.1 d/ha		

(Max. no of dwellings)	
Indicative In-Line Bus Stop Location	
Indicative In-Line Bus Stop Location	
Bus Stop Catchment (400m)	
Neighbourhood Plan Catchment (400m)	
Indicative Pump Station Location	
Notes:	
All dimensions and areas are subject to change.	
Precinct boundaries and lot numbers are indicative only and subject to detailed design.	
Dimensions have been rounded to the nearest 0.1 metres.	
Acres have been rounded down to the nearest 5m ² .	
The boundaries shown on the plan should not be used for final detailed engineering designs.	
Scale: 1 : 3000	
North Arrow	
PROJECT	CLIENT
Flagstone Precinct 1	PEET
Job Ref.: 110056	Date: 23 September 2019
Comp By: DW / JCM / MD	DWG Name: Precinct 1 Stages 2-5
Cred By: DG / MD	Locality: Flagstone
Local Authority: Economic Development Queensland	Plan of Subdivision Stages 2 – 5 Overall Allotment Layout
Scale: 1 : 3000	Sheet A1
Plan Ref: 110056 - 374	Rev H
URBAN DESIGN	
350 WILSON ROAD, SUITE 508	
MELBOURNE VIC 3008	
Phone: +61 3 9412 4000	
Email: info@urbandesign.com.au	
W www.urbandesign.com	



Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- ① Possible Multiple Residential Allocation (Max. no. of dwellings)
- 10m Wide E&T (Railway)
- ✱ Indicative Inerted Bus Stop Location
- Bus Stop Catchment (400m)

Note:
At 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 sqm.
The boundaries shown on this plan should not be used for final detailed engineers' design.
Road line markings and turn signs are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Vets.
Additional information: DCDB, contours, Brades.

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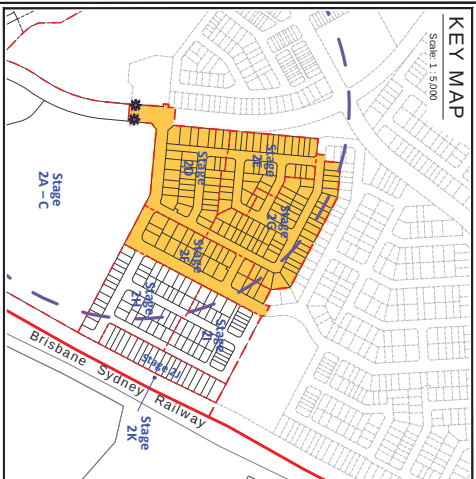
Yield Breakdown Stage 2												
Residential Allowances		Typical Size	Typical Area	Stage 20	Stage 2E	Stage 2F	Stage 2G	Stage 2H	Stage 2I	Stage 2J	Stage 2K	Overall
Urban 8.5 m² Allowances Product	Urban 8.5 m²	4,711 sqm	56m²	—	—	—	—	—	—	—	—	0.0%
Urban 8.5 m² Allowances Product	Urban 8.5 m²	7,531 sqm	120m²	—	—	—	—	—	—	—	—	0.0%
Urban Terrace	Urban Terrace	6,242/27 sqm	139m²	—	—	—	—	—	—	—	—	0.0%
Subtotal												
Item Deep Product	Item Deep Product	143.10m	220m²	—	—	—	—	—	—	—	—	0.0%
Special Allowance												
Subtotal	Subtotal	—	—	—	—	—	—	—	—	—	—	0.0%
Urban 8.5 m² Allowances Product	Urban 8.5 m²	8,522 sqm	213m²	—	—	—	—	—	—	—	—	0.0%
Urban 8.5 m² Allowances Product	Urban 8.5 m²	10,420 sqm	250m²	2	5	8	10	4	—	—	—	0.0%
Courtyard Allowment	Courtyard Allowment	143.20m	300m²	1	10	11	7	—	—	—	—	0.0%
Premium On-Street Allowment	Premium On-Street Allowment	203.20m	400m²	—	4	3	9	1	—	—	—	0.0%
Premium On-Street Allowment	Premium On-Street Allowment	203.20m	300m²	—	—	—	2	—	—	—	—	0.0%
Special Allowance												
20m Deep Product	20m Deep Product	—	—	3	10	—	22	13	12	—	—	2.0%
20m Deep Product	20m Deep Product	753.20m	220m²	—	—	—	—	—	—	—	—	0.0%
Terrace 5.5m Allowment	Terrace 5.5m Allowment	9.53/20m	250m²	—	—	—	—	—	—	—	—	0.0%
Subtotal												
Item Deep Product	Item Deep Product	103.30m	300m²	5	6	—	16	1	—	7	—	14.50%
Urban 8.5 m² Allowances Product	Urban 8.5 m²	12,533.30m	250m²	10	—	—	12	2	6	9	—	34.10%
Courtyard Allowment	Courtyard Allowment	203.20m	300m²	6	3	10	13	4	3	3	—	20.20%
Terrace Allowment	Terrace Allowment	203.30m	400m²	6	—	12	1	4	3	1	—	27.10.50%
Premium On-Street Allowment	Premium On-Street Allowment	203.30m	220m²	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allowment												
Subtotal	Subtotal	—	—	30	15	29	36	12	10	20	—	148.59.90%
Total Residential Allowances												
Residential net Density	Residential net Density	162.00m²	177.00m²	33	34	25	58	45	34	20	—	248.1000%
Special Allowance												
Subtotal	Subtotal	14.06	1.016	—	—	—	—	—	—	—	—	18.00m²
Balance Special Allowance												
Sub Total	Sub Total	—	—	—	—	—	—	—	—	—	—	1
Total Allowance												
Urban 8.5 m² Allowances Product	Urban 8.5 m²	33	34	28	58	47	34	20	—	—	—	252
Urban 8.5 m² Allowances Product	Urban 8.5 m²	162.00m²	177.00m²	183.00m²	183.00m²	183.00m²	184.00m²	138.00m²	108.00m²	—	—	183.00m²
Maximum Potential net Residential Density												

REVISION A. 13/07/11 Add Site Signage & Open Space B. 22/07/11 Add Further Street Amenities C. 22/07/11 Add Further Street Amenities D. 17/06/12 Stage 2 Layout Amendments E. 24/07/13 Incorporate DCO Feedback F. 24/07/13 Incorporate DCO Feedback G. 20/09/13 Stage 2 & 3 Layout Amendments	PROJECT Flagstone Precinct 1
Job Ref. 110056 Date 23 September 2019 Client Ref. WNN/JC/MD DWG Name: Precinct 1 Stage 2	
Check By: DS / MD Locality: Flagstone	
Local Authority: Economic Development Queensland	

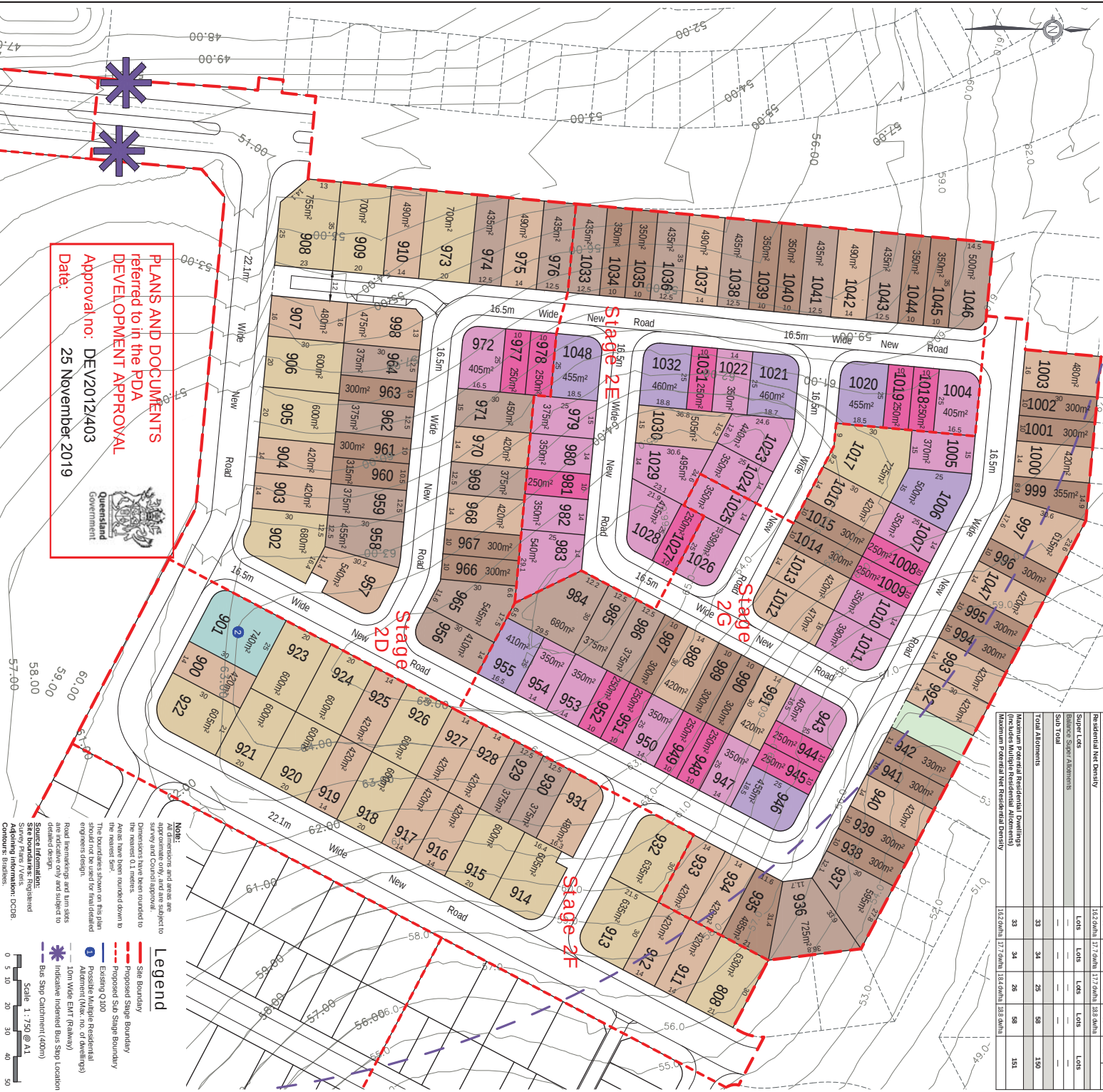
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 25 November 2012

Approval no: DEV2012/403
Date: 25 November 2019



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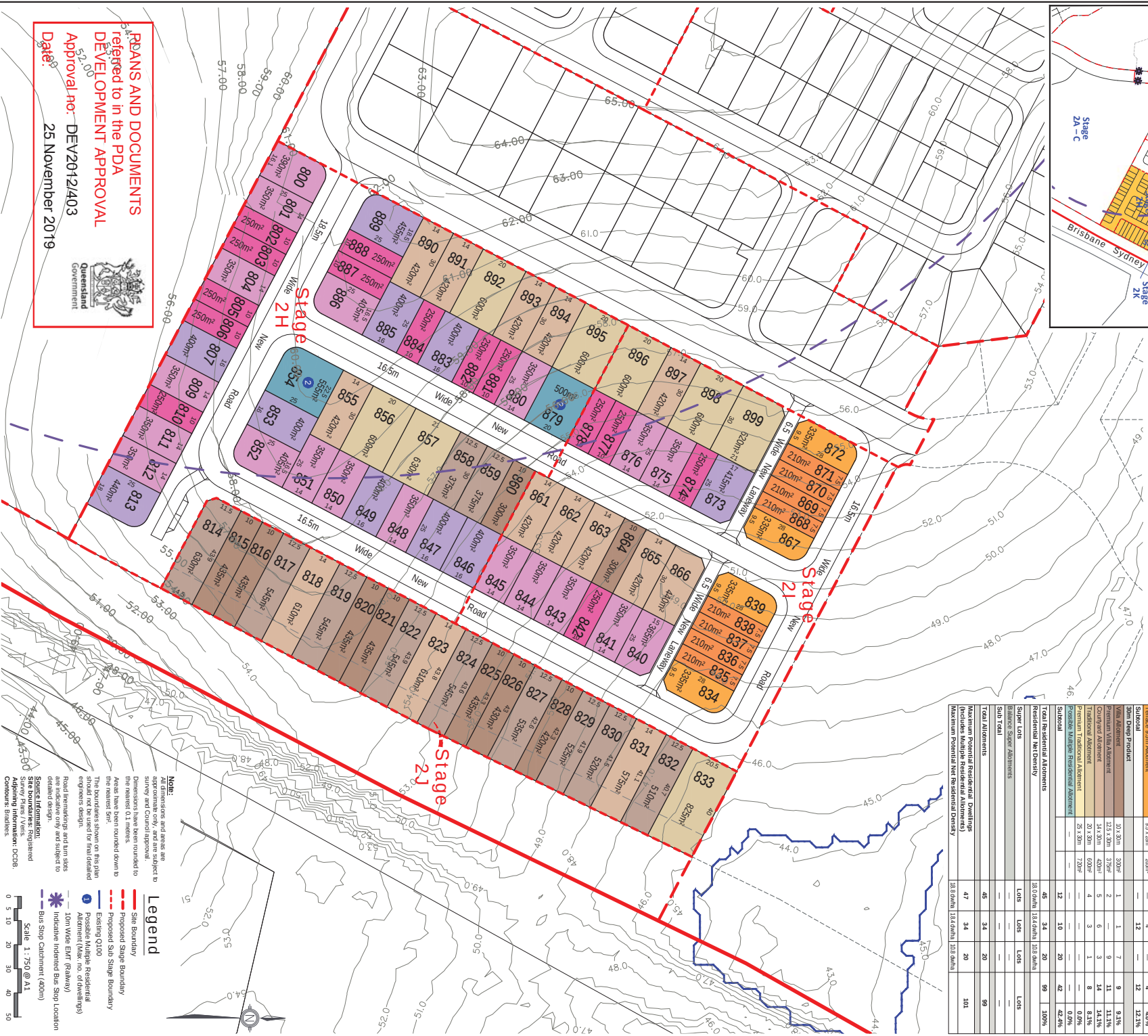
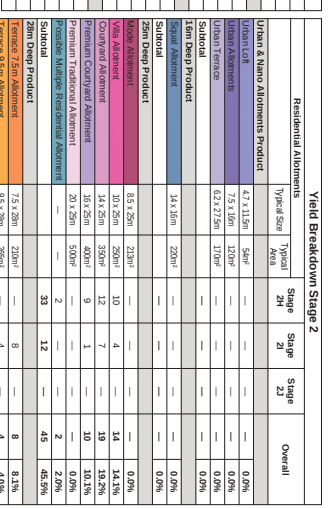
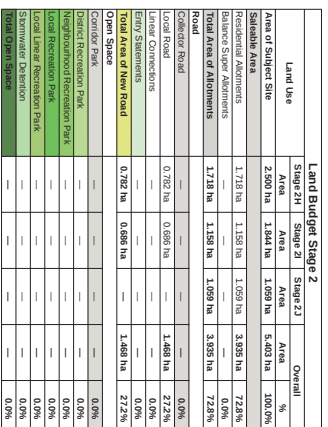
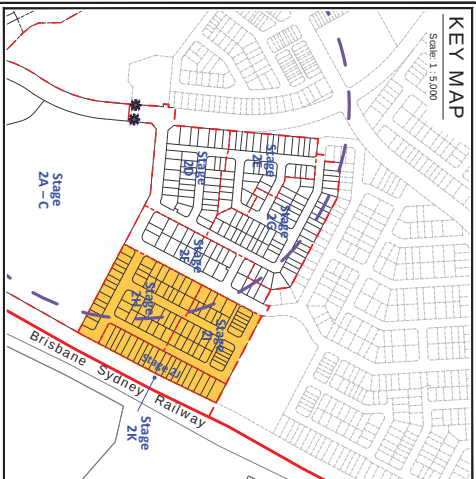
Yield Breakdown Stage 2									
Residential Accounts	Typical Size	Typical Area	Stage 20		Stage 21		Stage 22		Overall
			Size	Area	Size	Area	Size	Area	
Urban & Near Urban Accounts Product									
Other Loft	4.7 x 11.5m	54m ²	—	—	—	—	—	—	—
Other Apartments	7.5 x 5m	38m ²	—	—	130m ²	—	—	—	0.0%
Other Terrace	6.2 x 27.5m	170m ²	—	—	—	—	—	—	0.0%
Subtotal Product									0.0%
Subtotal	14.12m	220m ²	—	—	—	—	—	—	0.0%
25m Deep Product									0.0%
Other Apartment	8.5 x 9m	211m ²	—	—	—	—	—	—	0.0%
Villa Apartment	10 x 25m	250m ²	2	5	—	6	15	10.0%	0.0%
Conceivable Apartment	14 x 25m	350m ²	1	10	—	11	22	14.7%	0.0%
Premium Condo/Lease Apartment	14 x 25m	400m ²	—	4	—	3	7	4.7%	0.0%
Premium Villa (Conceivable Apartment)	20 x 25m	500m ²	—	—	—	—	—	—	0.0%
Subtotal	—	—	3	10	—	22	44	28.3%	0.0%
25m Deep Product									0.0%
Other Apartment	7.5 x 25m	220m ²	—	—	—	—	—	—	0.0%
Terrace 2 Story Apartment	7.5 x 25m	265m ²	—	—	—	—	—	—	0.0%
Terrace 3 Story Apartment	9.5 x 25m	265m ²	—	—	—	—	—	—	0.0%
Subtotal									0.0%
25m Deep Product									0.0%
Other Apartment	11 x 25m	300m ²	—	—	—	—	—	—	0.0%
Conceivable Apartment	12.5 x 25m	335m ²	5	6	—	14	27	16.8%	0.0%
Conceivable Apartment	12.5 x 25m	335m ²	10	6	2	5	23	15.5%	0.0%
Traditional Apartment	14 x 25m	420m ²	9	3	10	14	38	24.0%	0.0%
Traditional Apartment	20 x 25m	600m ²	6	—	12	1	19	12.7%	0.0%
Premium Traditional Apartment	20 x 25m	720m ²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Apartment	—	—	—	—	—	—	—	—	0.0%
Subtotal			30	15	25	36	106	70.7%	0.0%
Total Residential Net Density			33	34	25	58	150	100%	
Total Residential Net Density			142.0 units	117.0 units	117.0 units	138.0 units			
Ground Use			LO/6	LO/6	LO/6	LO/6	LO/6		
Balance Sheet / Accounts			—	—	—	—	—		
Sub Total			—	—	—	—	—		
Total Accounts			33	34	25	58	150		
Estimated Demand Breakdown / Details (includes Multiple Residential Accounts)			142.0 units	117.0 units	114.0 units	138.0 units			
Estimated Potential Net Residential Density			33	34	26	59	151		



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: **DEV2012/403**
Date: **25 November 2019**

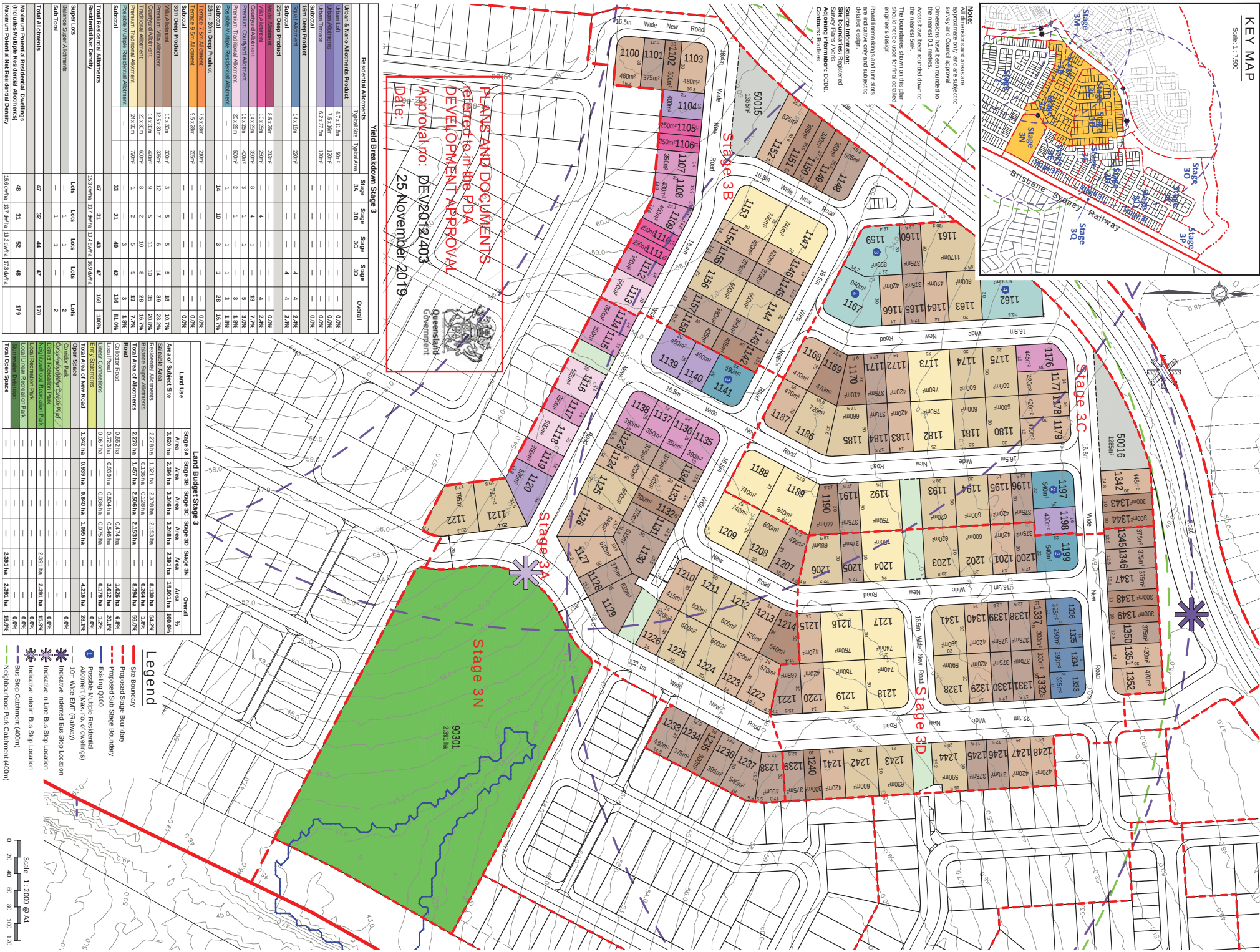


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ET 1/			



REVISION	
A	11/07/21 Permit Sub-Sharing & Permit Space
B	11/07/21 Permit Sub-Sharing & Permit Space
C	22/02/2019 Permit Issue Amendment
D	07/03/2020 Permit Issue Amendment
E	15/07/2019 Stage 2.51 Layout Amendment
F	15/07/2019 Stage 2.51 Layout Amendment
G	24/07/2020 Incorporate EQO Feedback
H	24/07/2020 Incorporate EQO Feedback
I	24/07/2020 Stage 2.51 Layout Amendment
PROJECT	
Flagstone Precinct 1	
CLIENT	
PEET	
Plan of Subdivision Stage 2H - 2J Allotment Layout	
Scale 1 : 750	
Sheet A1	
Plan Ref 110056 - 377	
Rev H	

Scale: 1 : 7,500

[illegible]

Land Budget Stage 3									
Land Use	Stage 28	Stage 29	Stage 30	Stage 3N	Overall				
	Area	Area	Area	Area	Area	%	%	%	%
Area of Budget Site	3,620 ha	2,388 ha	3,345 ha	3,248 ha	2,891 ha	15,001 ha	100		
Settable Area	2,271 ha	1,921 ha	2,278 ha	2,153 ha	—	8,220 ha	54.9%		
Balance Settable Additions	—	0.138 ha	0.125 ha	—	—	0.264 ha	1.8%		
Total Area of Additions	2,278 ha	1.467 ha	2,506 ha	2,153 ha	—	8,394 ha	56.0%		
Total Area of Subtractions	0.552 ha	—	—	0.474 ha	—	1,026 ha	6.9%		
Coastal Road	0.722 ha	0.938 ha	0.90 ha	0.546 ha	—	3,012 ha	20.1%		
Local Road	0.067 ha	—	0.035 ha	0.075 ha	—	0.178 ha	1.2%		
Other Subtractions	—	—	—	—	—	—	—		
Total Area of New Road	1,342 ha	0.639 ha	0.640 ha	1,095 ha	—	4,216 ha	28.2%		
Open Space	—	—	—	—	—	—	—		
Coastal Park	—	—	—	—	—	—	—		
Coastal Recreation (Offshore Car Park) /	—	—	—	—	—	—	—		
Coastal Recreation (Onshore Car Park)	—	—	—	—	—	2,391 ha	23.91%		
Local Recreation Park	—	—	—	—	—	—	—		
Local Linear Recreation on Park	—	—	—	—	—	—	—		
Other Recreation	—	—	—	—	—	—	—		
Other Subtractions	—	—	—	—	—	—	—		
Total Open Space	—	—	—	—	—	2,391 ha	23.91%		

Legend

- Site Boundary
- Proposed Slip-Stage Boundary
- Existing Q100 Expressway Right-of-Way Alignment (Max. to overfalls)
- 10m Wide EVRT (Railway)
- Indicate Indented Bus Stop Location
- Indicate In-Line Bus Stop Location
- Indicate Interim Bus Stop Location
- Bus Stop Placement (400m)
- Neighbourhood Park Placement (400m)

Scale 1:2000 @ A1

0 20 40 60 80 100 120

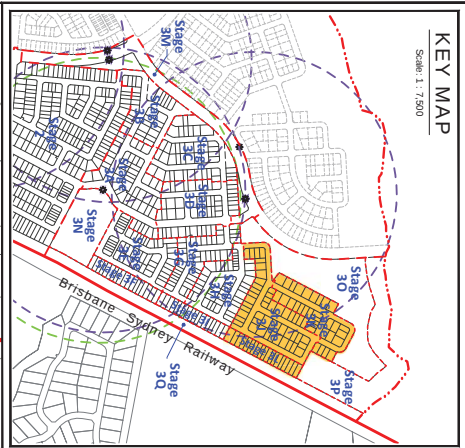
REVISION a. 11/07/13 Approved by Planning Board b. 11/07/13 Approved by Shaw's & Dean's Board c. 2/11/2015 Public Hearing - March Amendments d. 2/11/2015 Planning Board - March Amendments e. 07/20/2015 Public Hearing - March Amendments f. 07/20/2015 Planning Board - March Amendments g. 2/26/2017 Incorporated City Feedback h. 2/26/2017 Shaw's & Dean's Board Amendments	PROJECT Flagstone Precinct 1	
	Job Ref.	110056
	Date	23 September
	Comp By	WW / JC / MD
	DWG Name	Precinct 1 SH
City/By: DG / MD Locality: Flagstone Local Authority: Economic Development Queensland		

CLIENT

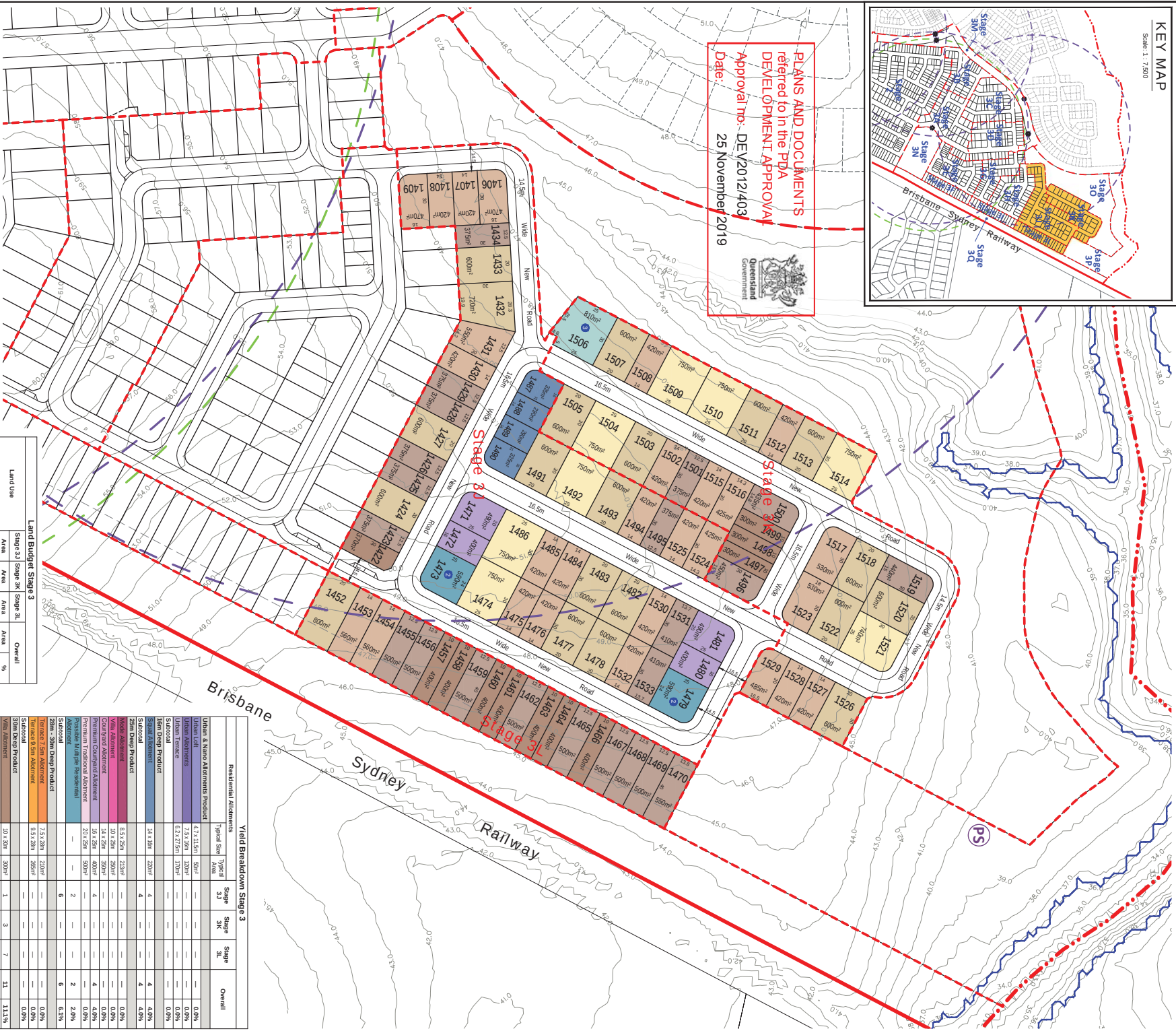
PEET

Plan of Subdivision
Stage 3A – 3D
Allotment Layout

Scale 1: 1000			
	URBAN IN DESIGN 1000 14th Street Suite 100 Portland, OR 97204 Tel: 503.228.9500 Fax: 503.228.9501 E: info@urbandesign.com W: www.urbandesign.com		
	Sheet A1	Plan Ref 110056 - 383	Rev H



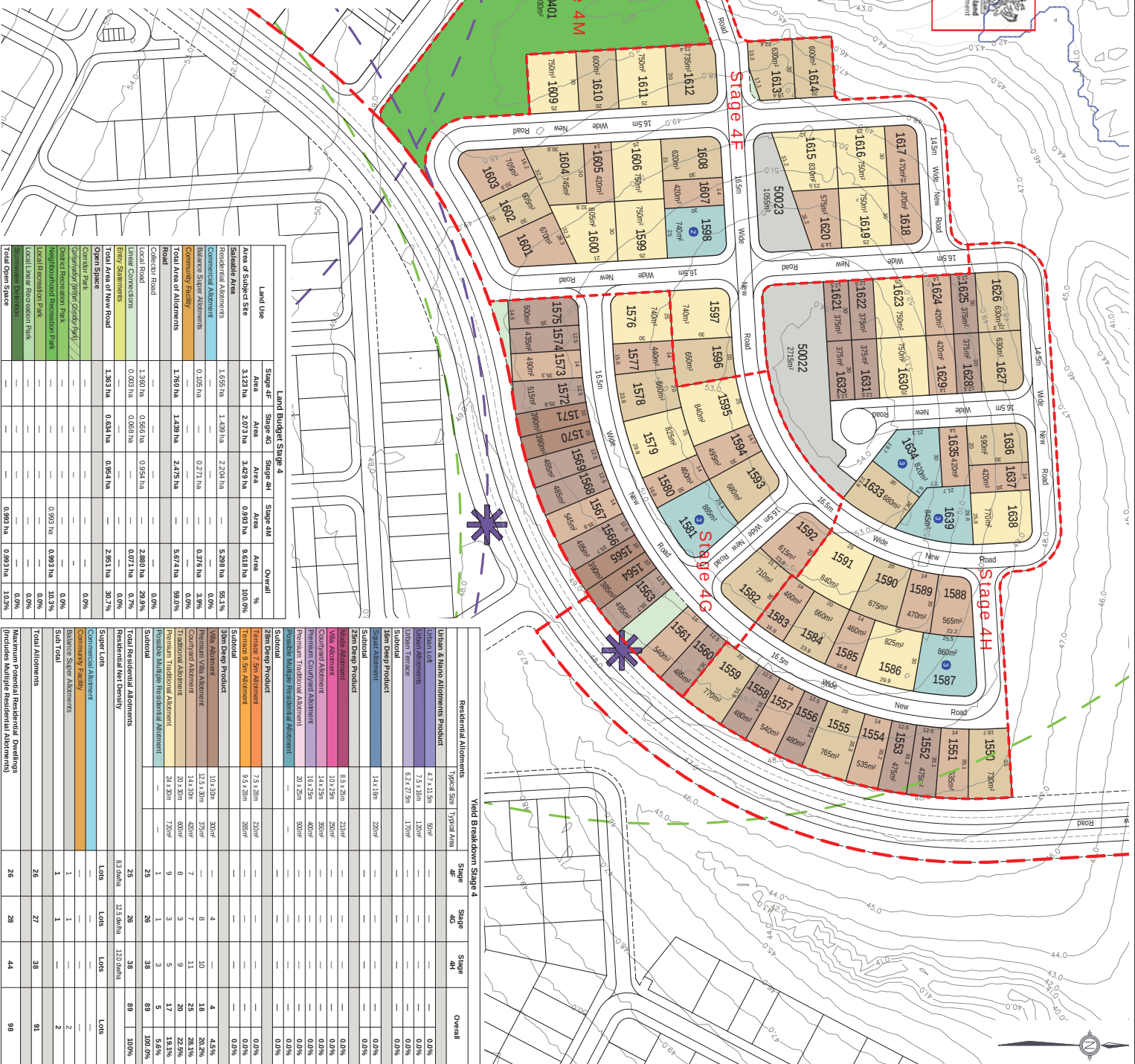
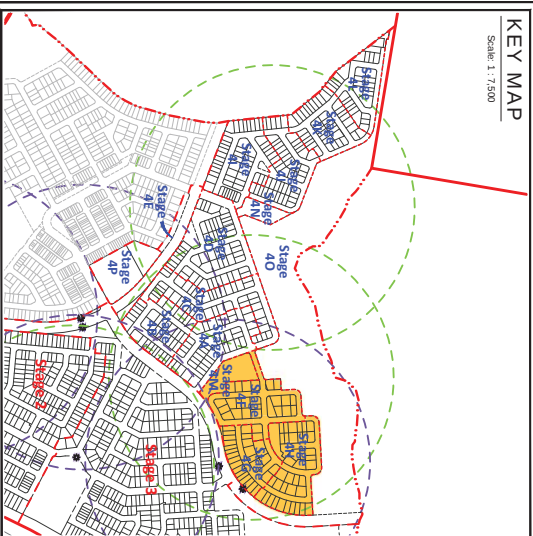
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403/
Date: 25 November 2012

[illegible]

Field Breakdown Stage 3									
Residential Alignments					Overall				
	Typical Size	Area	Stage 3A	Stage 3K	Stage 3L				
Urban & Rural Alignments Product	4.7 x 11.5m	50m²	—	—	—	0.0%	—	0.0%	—
Urban Alignments	7.5 x 6m	45m²	—	—	—	0.0%	—	0.0%	—
Urban Terrestrial	6.2 x 27.5m	170m²	—	—	—	0.0%	—	0.0%	—
Urban Deep Product	14 x 10m	120m²	—	—	—	0.0%	—	0.0%	—
Stage 3 Alignment	—	—	4	—	—	4	4.0%	—	—
25m Deep Product	—	—	4	—	—	4	4.0%	—	—
Area Allocated	6.5 x 26m	210m²	—	—	—	0.0%	—	0.0%	—
VIA Alignment	10 x 75m	200m²	—	—	—	0.0%	—	0.0%	—
Conveyed Alignment	14 x 25m	350m²	4	—	4	4.0%	—	0.0%	—
Permitted Roadside Alignment	10 x 25m	500m²	—	—	—	0.0%	—	0.0%	—
Permitted Roadside Alignment	20 x 25m	500m²	—	—	—	0.0%	—	0.0%	—
Alignment	—	—	2	—	—	2	2.0%	—	—
25m Deep Product	—	—	6	—	—	6	6.1%	—	—
Area Allocated	3.5 x 28m	200m²	—	—	—	0.0%	—	0.0%	—
Conveyed Alignment	10 x 25m	400m²	—	—	—	0.0%	—	0.0%	—
Stage 3 Alignment	10 x 10m	400m²	—	—	—	0.0%	—	0.0%	—
Urban Deep Product	—	—	—	—	—	—	—	—	—
VIA Alignment	10 x 30m	300m²	1	3	7	11.1%	—	—	—
Permitted VIA Alignment	12.5 x 30m	375m²	—	—	—	0.0%	—	0.0%	—
Conveyed Alignment	14 x 30m	420m²	15	10	2	27.2%	—	—	—
Permitted Roadside Alignment	14 x 30m	420m²	1	—	1	1.7%	—	—	—
Permitted Roadside Alignment	24 x 30m	220m²	3	5	—	8.3%	—	—	—
Postcard Alignment (Residential)	—	—	—	1	—	1	1.0%	—	—
Alignment	—	—	38	32	19	89	89.9%	—	—
Total Residential Alignments	—	—	48	32	19	99	—	100%	—
Residential Net Density	13.6 (dms)	13.2 (dms)	13.2 (dms)	20.5 (dms)	—	—	—	—	—
Balance Stage Alignments	—	—	Lois	Lois	Lois	Lois	—	—	—
SIA Total	—	—	—	—	—	—	—	—	—
Total Alignments	—	—	48	32	19	99	—	—	—
Maximum Permitted Residential Dwellings (includes Permitted Residential Alignments)	—	—	50	34	19	203	—	—	—
Maximum Permitted Residential Density	13.3 (dms)	14.7 (dms)	14.7 (dms)	20.5 (dms)	—	—	—	—	—

[illegible]

CLIENT			
Plan of Subdivision Stage 3J – 3L Allotment Layout			
Scale		© COPYRIGHT INNOVATIVE TRUST PLAN PREPARED BY RPS ENGINEERING PTY LTD 11/05/06	
1 : 1000	Sheet	Plan Ref	Rev
	A1	11 0056 – 385	H



Land Use	Land Budget Stage 4				Overall
	Stage 4F	Stage 4C	Stage 4M	Stage 4H	
Area of Subtype Site	Area	Area	Area	Area	%
Residential Avenues	3,123 ha	2,073 ha	3,429 ha	0,989 ha	100.0%
Commercial Avenues	1,055 ha	1,459 ha	2,204 ha	—	55.1%
Balance Street Allocations	—	—	—	—	0.0%
Community Facility	0,105 ha	—	0,271 ha	—	3.6%
Total Area of Allocations	1,760 ha	1,459 ha	2,475 ha	—	99.0%
Road	—	—	—	—	0.0%
Collector Road	—	—	—	—	0.0%
Local Road	1,360 ha	0,565 ha	0,924 ha	—	29.9%
Other Connections	0,003 ha	0,009 ha	—	—	0.0%
Empty Space	—	—	—	—	0.0%
Total Area of New Road	1,363 ha	0,574 ha	0,924 ha	—	39.7%
Open Space	—	—	—	—	0.0%
Corridor Park	—	—	—	—	0.0%
Competition With Goals Policy	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
New/Reallocated Recreation Park	—	—	0,990 ha	0,993 ha	10.3%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Open Space	—	—	—	—	0.0%
Competition With Goals Policy	—	—	0,990 ha	0,993 ha	10.3%

Yield Breakdown Sheet									
Residential Allowments			Stage 4		Stage 4A		Overall		
	Typical Size	Typical Area	Stage 4#	Stage 4G	Stage 4H				
Urban & Nano Allowments Product									
Urban Lots	4.7 x 1.5m	50sq	—	—	—	—	0.0%	—	
Urban Addresses	7.3 x 3m	135sq	—	—	—	—	0.0%	—	
Urban Service	6.2 x 2.9m	180sq	—	—	—	—	0.0%	—	
Urban Deep Product	—	—	—	—	—	—	0.0%	—	
Scale Allowment	14.1, 15m	220sq	—	—	—	—	0.0%	—	
Subtotal									
3km Deep Product	—	—	—	—	—	—	0.0%	—	
Local Allowment	8.3 x 2.5m	211sq	—	—	—	—	0.0%	—	
Via Allowment	10.2 x 2.5m	250sq	—	—	—	—	0.0%	—	
Curved Allowment	14.2 x 2.5m	350sq	—	—	—	—	0.0%	—	
Perimeter Curved Allowment	13.2 x 2.5m	400sq	—	—	—	—	0.0%	—	
Perimeter Traditional Allowment	—	—	—	—	—	—	0.0%	—	
Allowing for density Adjustment	20 x 2.5m	500sq	—	—	—	—	0.0%	—	
Subtotal									
3km Deep Product	—	—	—	—	—	—	0.0%	—	
Terrence 1.5m Allowment	7.3 x 2.5m	200sq	—	—	—	—	0.0%	—	
Terrence 3.5m Allowment	9.3 x 2.5m	280sq	—	—	—	—	0.0%	—	
Subtotal									
3km Deep Product	—	—	—	—	—	—	0.0%	—	
Via Allowment	10.2 x 3m	300sq	—	4	—	4	4.5%	—	
Perimeter Via Allowment	12.3 x 3m	375sq	—	8	10	18	20.2%	—	
Curved Allowment	14.3 x 3m	420sq	7	7	11	25	28.1%	—	
Traditional Allowment	20 x 3m	500sq	8	3	9	29	32.2%	—	
Perimeter Traditional Allowment	20 x 3m	500sq	8	3	9	29	32.2%	—	
Possible Multiple Residential Allowment	—	—	1	1	3	5	5.6%	—	
Subtotal									
—	—	—	25	26	38	89	100.0%	—	
Total Residential Allowments									
Residential Net Density	—	—	25	26	38	89	100%	—	
Total Residential Allowments									
Super Lots	—	83.0mha	—	—	—	—	—	—	
Commercial Allowment	—	12.5.0mha	—	—	—	—	—	—	
Community Facility	—	—	—	—	—	—	—	—	
Balance Super Allowments	—	—	—	—	—	—	—	—	
Sub Total	1	1	1	1	—	2	2	—	
Total Allowments									
Maximum Potential Residential Dwellings (includes Multiple Residential Allowments)	—	—	26	26	44	98	—	—	

REVISION

A 31/07/19 Amend Ship-Shaping, Open Space
C 22/02/2019 Improve Visual Amenities
C 07/03/2019 Improve Visual Amenities
C 07/03/2019 Improve Visual Amenities
F 16/07/2019 Stage 2: Labour Amenities
F 26/07/2019 Improve DCB Feedback
H 26/07/2019 Stage 2: Labour Amenities

Note:

All dimensions and areas are approximate and are subject to change. The dimensions are subject to survey and ground appraisal. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 'sqm'.

The boundaries shown on this plan are approximate and are subject to change. The boundaries are subject to detailed design.

Read descriptions and lay out the site in accordance with and subject to detailed design.

Source Information:
Site boundaries: Registered
Site location: Registered
Planning permission: Registered
Additional information: DCDB
Contours: British.

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing OTD
- Possible Multiple Residential Allotment (Vex. no of dwellings)
- ✿ Indicative Intended Bus Stop
- ✿ Indicative In-Lane Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Peak Catchment (400m)

Scale 1:1,000 @A1

0 5 10 20 30 40 50 60

PROJECT Flagsstone Precinct 1		DATE 23 September 2019	
Plan of Subdivision Stage 4F - H & M Allotment Layout		CREATED BY DWJ / JC / MD	
CHECKED BY DGJ / MD		DRAWN BY Phyllis J Stage 4	
DATE REVISION 11/05/16		DATE REVISION 11/05/16	
USE CATEGORY Economic Development/Quaterland			
LOCALITY Flagsstone		SHEET A1	
SCALE 1 : 1,000		REV H	
PLAN REF 110056 - 39.4			

CLIENT

© COMMONWEALTH PROTECTS THE PLAN

Unauthorised release contravenes the *Copyright Act 1968*

URBAN DESIGN

Urban Lng South

Unit 10/110

150 Sturt St

PO Box 1559

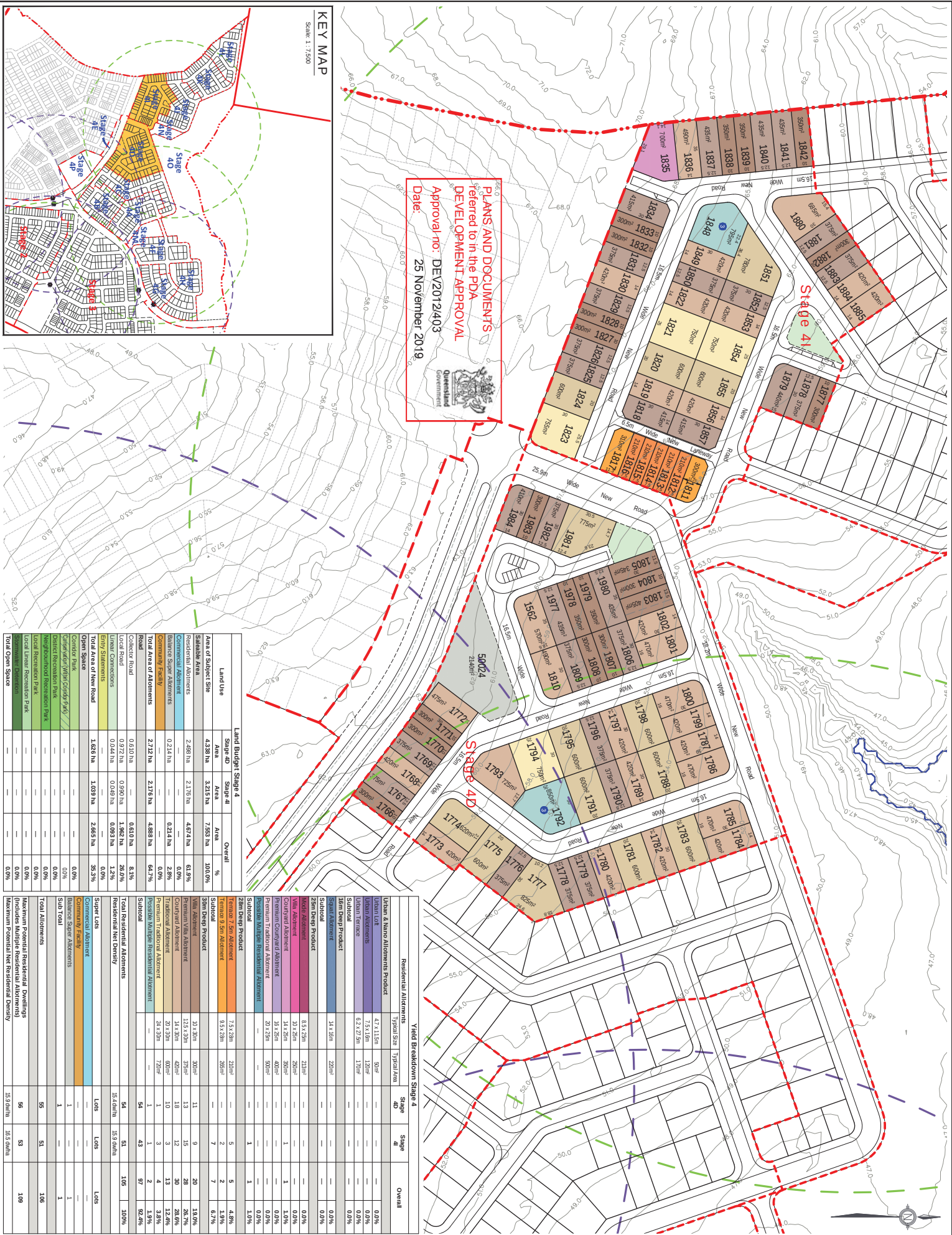
Perth WA 6151

Tel 08 9359 9900

W

Information

TPS



REVISION

Note:
All of molecules and monomers

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: DCDB,
Contours: Bradlees.

*** Allotment (Max. no. of dwellings)
Indicative Indented Bus Stop
Location**

- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- Easement

PEET

Flagstone
Precinct 1

Plan of Subdivision
Stage 4D & I
Allotment Layout

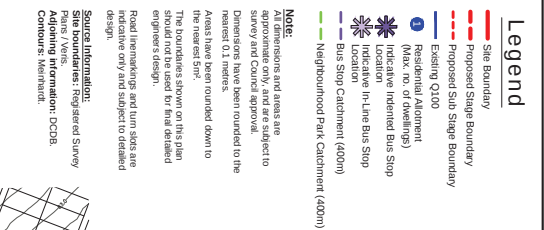
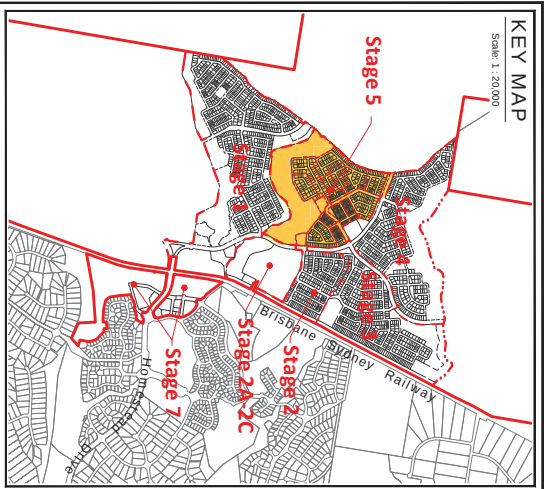
Checked By: DG / MD

Development Queenslar

Plan Ref	Rev
1100000	11

URBAN DESIGN

22



Land Budget Stage 5		
Land Use	Area	Overall %
Area of Subject Site	51,051.0	100.0%
Seizable Area	19,652.1	38.5%
Unseizable Acreage	31,398.9	61.5%
State-owned Acreage	3,426.0	6.7%
Total Area of Acrements	20,239.1	39.8%
Road	—	0.0%
Concrete Road	2,387.1	4.7%
Local Road	8,245.1	17.1%
Large Connectors	0.299	0.0%
Entry Statements	—	0.0%
Total Area of New Road	11,401.1	22.3%
Open Space	17,751.1	34.8%
Comifer Park <i>(Cedarvale Park, Oakdale Park)</i>	10,720.1	—
Direct Recreation Park	—	0.0%
Recreational Reservation Park	0.704	1.4%
Local Recreation Park	0.888	1.7%
Local Linear Recreation Park	0.153	0.3%
Scenic Open Space	—	0.0%
Total Open Space	19,263.1	37.8%

Yield Breakdown Stage 5					Overall	
Residential Allowments			Typical Size	Typical Area		
Urban & Rural Allowments Product			4.7 x 12.5m	59m²	8	1.5%
Urban Allowments			7.5 x 10m	120m²	6	1.1%
Urban Terrace			6.2 x 7.5m	170m²	20	3.7%
Urban Deep Product			14 x 10m	220m²	34	6.2%
Subtotal					8	1.5%
25m Deep Product						
Rural Allowment			8.8 x 25m	213m²	4	0.7%
Rural Allowment			10 x 25m	350m²	15	2.8%
Countryside Allowment			14 x 25m	350m²	18	3.3%
Premium Countryside Allowment			10 x 25m	400m²	9	1.7%
Premium Traditional Allowment			20 x 50m	500m²	4	0.7%
Premium Multiple Residential Allowment			—	—	2	0.4%
Subtotal					32	9.5%
25m - 50m Deep Product						
Terrace 4.5m Allowment			4.5 x 25m	126m²	34	6.2%
Terrace 6.5m Allowment			6.5 x 25m	186m²	35	6.6%
Terrace 7.5m Allowment			7.5 x 25m	213m²	43	7.9%
Terrace 9.5m Allowment			9.5 x 25m	263m²	44	8.1%
Subtotal					156	28.6%
30m Deep Product						
Villa Allowment			10 x 30m	300m²	46	8.6%
Premium Villa Allowment			12.5 x 30m	375m²	56	10.6%
Countryside Allowment			14 x 30m	420m²	108	19.8%
Traditional Allowment			20 x 30m	600m²	47	7.9%
Premium Traditional Allowment			25 x 30m	720m²	30	5.6%
Premium Multiple Residential Allowment			—	—	2	0.4%
Subtotal					286	54.1%
Total Residential Allowments					546	100%
Residential Net Density					1.80 dw/ha	
Super Lots					1.0%	
Business Super Allowment					1	
Sub Total					—	
Total Allowments					546	
Maximum Potential Residential Dwellings (includes Multiple Residential Allowments)					554	
Maximum Potential Net Residential Density					1.83 dw/ha	



PLANS AND DOCUMENTS
referred to in the PBA
DEVELOPMENT APPROVAL

Approval no. DEV20121403

Date: 25 November 2012

REVISION A 31/07/19 Remove Stamp & Chain Stamp B 01/08/19 Add Stamp & Chain Stamp C 03/12/2019 Further Issues Identified D 07/02/2021 Further Issues Identified E 14/07/2021 Amend to Final Framework F 20/09/2019 Stamp 2 & 3 Local Amendments	PROJECT Flagstone Precinct 1
JOB Ref. 110056 Comp by WVIC/CMD Client by D/GMID	Date 23 September 2019 DOC Name Precinct 1 Stage 5 Locality Flagstone
Local Authority Economic Development Queensland	

CLIENT	

PEET

Plan of Subdivision
Stage 5 Overall
Allotment Layout

 URBAN DESIGN 520 Westway Street Fremont, WA 98150 TEL: 206.465.4200 WWW.URBANDSIGN.COM		©COMPONENT PROJECTS THIS PLAN UNLESS NOTED OTHERWISE PERMITTED PHOTO CREDITATION	
Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	110056 - 403	H

Residential Allowments		Yield Breakdown Stage 5																	Overall			
		Typical Size	Typical Area	Stage 5A	Stage 5B	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5I	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O		Stage 5P	Stage 5Q	Stage 5R
Urban & Nano Allowments Product																						
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	—	—	—	—	—	—	8	—	—	—	—	—	—	8
Urban Allowments	7.5 x 16m	120m²	—	—	—	—	—	—	—	—	—	—	—	—	6	1.16	—	—	—	—	6	
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	—	—	—	—	—	—	—	9	1.1	—	—	—	20	
Subtotal			—	—	—	—	—	—	—	—	—	—	—	—	6	—	9	1.1	—	—	34	
16m Deep Product																						
Squat Allowment	14 x 16m	220m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Subtotal			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
25m Deep Product																						
Knock Allowment	8.5 x 25m	213m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Villa Allowment	10 x 25m	250m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	
Courtyard Allowment	14 x 25m	350m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	15	
Premium Courtyard Allowment	16 x 25m	400m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	
Premium Traditional Allowment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9	
Possible Multiple Residential Allowment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	
Subtotal			—	3	—	—	9	—	—	—	—	1	8	19	—	—	—	—	—	—	2	
28m - 30m Deep Product																						
Terrace 4.5m Allowment	4.5 x 28m	126m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Terrace 6.5m Allowment	6.5 x 28m	185m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Terrace 7.5m Allowment	7.5 x 28m	210m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Terrace 9.5m Allowment	9.5 x 28m	265m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Subtotal			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
30m Deep Product																						
Villa Allowment	10 x 30m	300m²	—	3	1	8	—	11	2	2	3	7	8	1	—	—	—	—	—	—	2	
Premium Villa Allowment	12.5 x 30m	375m²	1	2	3	15	11	6	17	13	9	12	1	—	—	—	—	—	—	—	9	
Courtyard Allowment	14 x 30m	420m²	6	14	14	11	10	7	13	9	12	2	—	—	—	—	—	—	—	—	10	
Traditional Allowment	20 x 30m	600m²	5	8	7	5	3	3	7	1	—	1	—	—	—	—	—	—	—	—	3	
Premium Traditional Allowment	25 x 30m	720m²	1	1	6	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	10	
Possible Multiple Residential Allowment	—	—	—	1	1	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	3	
Subtotal			13	29	32	39	35	18	43	25	32	5	—	—	—	—	—	—	—	—	24	
Total Residential Allowments																						
Residential Net Density			13	32	32	32	50	37	32	44	48	59	34	32	44	46	—	—	—	—	42	
			10.9 dwh/a	12.4 dwh/a	12.2 dwh/a	17.0 dwh/a	17.0 dwh/a	17.5 dwh/a	14.9 dwh/a	17.3 dwh/a	16.7 dwh/a	35.9 dwh/a	42.7 dwh/a	28.0 dwh/a	41.9 dwh/a						17.9 dwh/a	
Super Lots																						
Medium Density Allowment			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Balance Super Allowments			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Sub Total			—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	
Total Allowments			13	32	32	50	37	32	44	48	59	34	32	44	46	1	—	—	—	—	42	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allowments)			13	33	35	50	37	32	47	49	59	34	32	44	46	—	—	—	—	—	43	
Maximum Possible Net Residential Density			10.9 dwh/a	12.6 dwh/a	13.3 dwh/a	17.0 dwh/a	17.0 dwh/a	17.5 dwh/a	15.9 dwh/a	16.7 dwh/a	35.9 dwh/a	42.7 dwh/a	28.0 dwh/a	41.9 dwh/a							18.4 dwh/a	
																					18.3 dwh/a	

Land Use	Stage 5A	Stage 5B	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5I	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O	Stage 5P	Stage 5Q	Stage 5R	Overall	
Area of Subject Site	1.623 ha	2.571 ha	2.827 ha	3.893 ha	2.174 ha	1.824 ha	2.949 ha	2.772 ha	3.985 ha	0.949 ha	0.749 ha	1.571 ha	1.099 ha	0.667 ha	0.704 ha	17,751 ha	0.804 ha	2.241 ha	51,053 ha	100.0%
Stable Area	0.690 ha	1.670 ha	1.786 ha	2.133 ha	1.480 ha	1.103 ha	2.108 ha	1.795 ha	2.146 ha	0.777 ha	0.575 ha	0.851 ha	0.890 ha	0.667 ha	—	—	—	1.686 ha	19,692 ha	38.6%
Residential Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	0.667 ha	—	—	—	1.686 ha	19,692 ha	38.6%
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	0.667 ha	—	—	—	1.686 ha	19,692 ha	38.6%
Balance Super Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	0.667 ha	—	—	—	1.686 ha	19,692 ha	38.6%
Total Area of Allotments	0.690 ha	1.670 ha	1.786 ha	2.133 ha	1.480 ha	1.103 ha	2.108 ha	1.795 ha	2.146 ha	0.777 ha	0.575 ha	0.851 ha	0.890 ha	0.667 ha	—	—	—	1.686 ha	20,359 ha	39.9%
Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Collector Road	0.431 ha	—	—	0.951 ha	—	—	—	—	0.451 ha	—	—	—	—	—	—	—	0.524 ha	—	2.357 ha	4.6%
Local Road	0.466 ha	0.901 ha	0.005 ha	0.809 ha	0.620 ha	0.465 ha	0.841 ha	0.827 ha	1.323 ha	0.172 ha	0.163 ha	0.487 ha	0.209 ha	—	—	—	—	0.655 ha	8,745 ha	17.1%
Linear Connections	0.036 ha	—	0.036 ha	—	0.074 ha	0.036 ha	—	—	0.061 ha	—	0.011 ha	0.045 ha	—	—	—	—	—	—	0.289 ha	0.6%
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	0.933 ha	0.901 ha	0.041 ha	1.760 ha	0.694 ha	0.501 ha	0.841 ha	0.827 ha	1.837 ha	0.172 ha	0.174 ha	0.532 ha	0.209 ha	—	—	—	0.524 ha	0.655 ha	11,401 ha	22.3%
Open Space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17,751 ha	—	—	17,751 ha	34.8%
Conservation (Whiti Gympie Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10,710 ha	—	—	10,710 ha	0.0%
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.704 ha	—	—	—	0.704 ha	1.4%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	0.188 ha	—	—	—	—	—	—	0.188 ha	0.4%
Local Linear Recreation Park	—	—	—	—	—	0.220 ha	—	—	—	—	—	0.150 ha	—	—	—	—	—	—	0.650 ha	1.3%
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	0.220 ha	—	0.150 ha	—	—	—	0.188 ha	—	—	0.704 ha	17,751 ha	0.280 ha	—	19,293 ha	37.8%

 PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

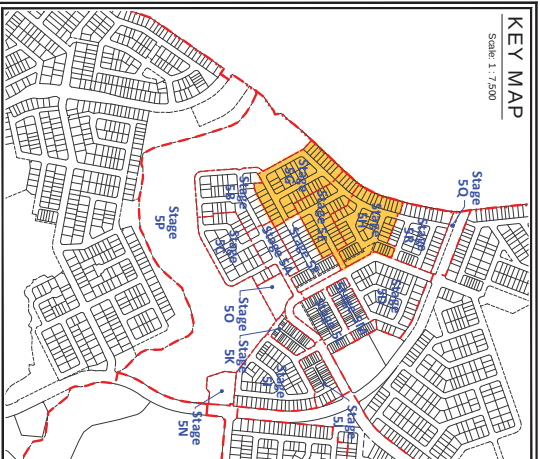
Approval no: DEV2012/403

Date: 25 November 2019

Land Budget Stage 5

[illegible]

CLIENT		PEET	
PROJECT		Flagstone Precinct 1	
Plan of Subdivision		Stage 5	
Overall Statistics			
Date:	23 September 2019		
Drawn By:	WWJ / JC / MD		
Checked by:	DC / MD		
Drawn Date:	Precinct 1 Stage 5		
Job Ref:	110056		
Local Authority:	Economic Development Queensland		
Locality:	Flagstone		
Scale:	NTS	Sheet	A1
Plan Ref:	110056 - 404	Rev	H

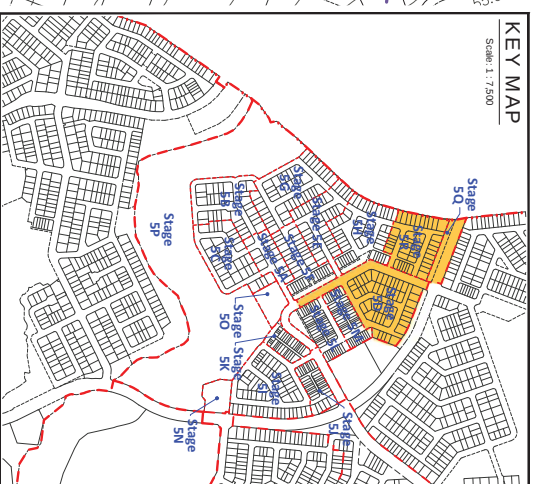
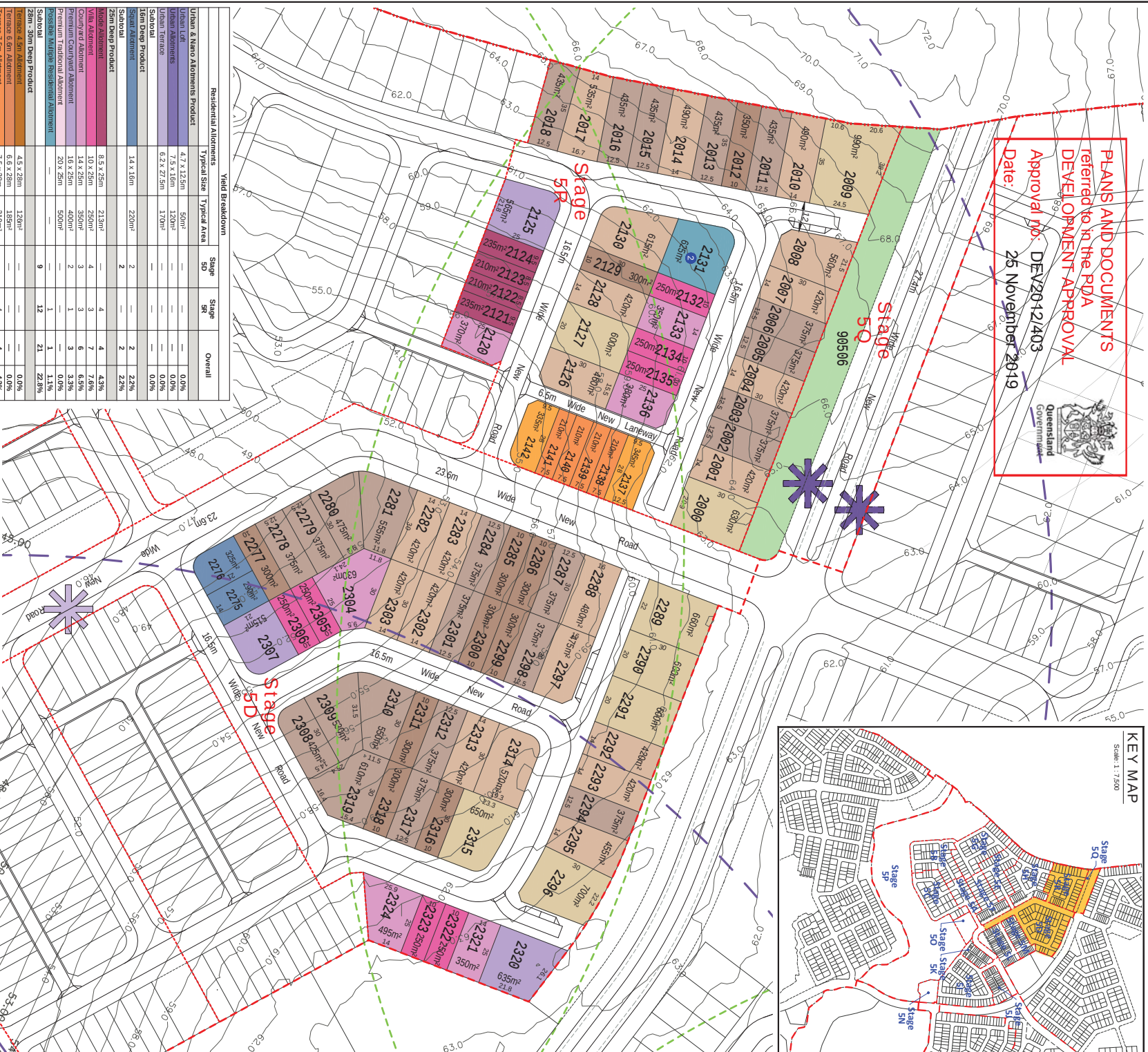


Land Budget		Stage 5E		Stage 5G		Stage 5H		Overall	
Land Use	Area	Area	Area	Area	Area	Area	Area	%	%
Area of Subject Site	2,174 ha	2,949 ha	2,772 ha	7,995 ha	100.0%				
Residential Allowments	1,480 ha	2,109 ha	1,795 ha	5,593 ha	68.2%				
Medium Density Admittance	—	—	—	—	0.0%				
Balance Stage Admittance	—	—	—	—	0.0%				
Local Road Allowments	1,480 ha	2,109 ha	1,795 ha	5,593 ha	68.2%				
Collector Road	—	—	—	—	0.0%				
Local Road	0.620 ha	0.841 ha	0.827 ha	2,088 ha	25.9%				
Utility Connections	0.074 ha	—	—	0.074 ha	0.9%				
Empty Statements	—	—	—	—	0.0%				
Total Area of New Road	0.694 ha	0.841 ha	0.827 ha	2,362 ha	29.5%				
Open Space	—	—	—	—	0.0%				
Commod Park	—	—	—	—	0.0%				
Competition (Within Control Area)	—	—	—	—	0.0%				
Direct Recreation Park	—	—	—	—	0.0%				
Local Recreation Park	—	—	—	—	0.0%				
Local Road Recreation Park	0.150 ha	0.150 ha	0.150 ha	0.150 ha	1.9%				
Open Space	—	—	—	—	0.0%				
Recreational Development	—	—	—	—	0.0%				
Total Open Space	0.150 ha	0.150 ha	0.150 ha	0.150 ha	1.9%				

Yield Breakdown								
Residential Allowments		Typical Size	Typical Area	Stage 5E	Stage 5G	Stage 5H	Overall	
Urban & Minor Allowments Product								
Urban Lot	4.7 x 12.5m	50m²	—	—	—	—	0.0%	
Urban Allowments	7.5 x 35m	120m²	—	—	—	—	0.0%	
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	0.0%	
Subtotal	—	—	—	—	—	—	0.0%	
1stn Deep Product		14 x 35m	220m²	2	—	2	4	3.1%
Special Allowment	—	—	—	—	—	—	—	—
Subtotal	—	—	—	2	—	2	4	3.1%
2nd Deep Product		9.5 x 25m	215m²	—	—	—	—	0.0%
None Allowment	—	—	—	—	—	—	—	—
Special Allowment	10 x 25m	250m²	—	—	—	2	2	1.6%
Primum Curved Allowment	14 x 25m	350m²	—	—	—	—	4	1.6%
Primum Traditional Allowment	11 x 25m	275m²	—	—	—	1	1	0.8%
Possible Multiple Residential Allowment	20 x 25m	500m²	—	1	—	—	4	3.1%
Subtotal	—	—	—	1	1	1	1	0.8%
2nd - 3rdn Deep Product		4.5 x 25m	120m²	—	—	—	—	0.0%
Terrace 4.5m Allowment	—	—	—	—	—	—	—	—
Terrace 6.5m Allowment	—	—	—	—	—	—	—	0.0%
Terrace 7.5m Allowment	7.5 x 25m	185m²	—	—	—	—	9	7.0%
Terrace 9.5m Allowment	9.5 x 25m	210m²	—	—	—	4	4	3.1%
Subtotal	—	—	—	—	—	13	13	10.1%
3rdn Deep Product		10 x 30m	300m²	11	3	7	21	16.3%
V&A Allowment	—	—	—	—	—	—	—	—
Primum V&A Allowment	12.5 x 30m	375m²	10	17	7	36	27.9%	—
Curved Allowment	14 x 30m	420m²	11	17	9	42	28.6%	—
Primum Traditional Allowment	25 x 30m	750m²	3	7	1	11	8.5%	—
Possible Multiple Residential Allowment	—	—	—	2	—	—	2	1.6%
Subtotal	—	—	—	1	1	—	1	0.8%
Total Residential Allowments		—	—	35	43	25	103	79.8%
Residential Net Density		37	44	48	129	100.0%	—	—
Super Lots		—	—	—	—	—	—	—
Medium Density Allowment	—	—	—	—	—	—	—	—
Balance Super Allowments	—	—	—	—	—	—	—	—
Sub Total	—	—	—	—	—	—	—	—
Total Allowments		37	44	48	129	100.0%	—	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allowments)		37	47	49	133	—	—	—
Maximum Potential Net Residential Density		17.0 dw/ha	15.9 dw/ha	17.7 dw/ha	—	—	—	—

REVISION A 31/07/18 James Sals-Singh & Open School B 01/08/18 James Sals-Singh & Open School C 03/12/2018 Further Review Amendments D 01/01/2019 Further Review Amendments E 07/02/2019 Further Review Amendments F 07/02/2019 Further Review Amendments G 20/07/2020 Amended L1 Pool H 20/07/2020 Amended L1 Pool Feedback I 20/09/2020 Stage 2 & 3 Layout Amendments J 20/09/2020 Stage 2 & 3 Layout Amendments		PROJECT Flagstone Precinct 1		CLIENT PEET Plan of Subdivision Stage 5E, H & G Allotment Layout	
Job Ref. 110056		Date: 23 September 2019		Scale 1 : .750	
Comp By: WWS/CAMD		DWG Name: Precinct 1 Stage 5		Sheet A1	
CDMD By:		Locality: Flagstone		Plan Ref 110056 - 406	
Local Authority: Economic Development Queensland				Rev H	

Government



		Land Budget		Overall	
		Stage 1D	Stage 1R	Stage 1Q	
Land Use	Area	Area	Area	Area	%
Area of Subject Site	3,893 ha	2,341 ha	0,804 ha	7,938 ha	100.0%
Residential Areas					
Residential Allocations	2,123 ha	1,666 ha	—	3,619 ha	54.3%
Medium Density Allocations	—	—	—	—	0.0%
Balance Street Allocations	—	—	—	—	0.0%
Total Area of Allocations	2,123 ha	1,666 ha	—	3,619 ha	54.3%
Commercial Areas					
Commercial Road	0,951 ha	—	0,524 ha	1,475 ha	21.0%
Local Road	0,089 ha	0,655 ha	—	1,464 ha	20.8%
Linear Connections	—	—	—	0.0%	0.0%
Unsettled Areas	—	—	—	0.0%	0.0%
Empty Statements	—	—	—	—	0.0%
Total Area of New Road	1,760 ha	0,655 ha	0,524 ha	2,939 ha	41.8%
Open Space					
Corridor Park	—	—	—	—	0.0%
Competition (Other) Corridor Park	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Open Space	—	—	—	—	0.0%
Unsettled Examples	—	—	—	—	0.0%
Total Open Space	—	—	0,280 ha	0,280 ha	4.0%

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Bus Stage Boundary
- Existing Q100
- Residential Allocation (Max. no. of dwellings)
- Location Indenture Bus Stop
- Location Indenture Bus Stop
- Location Indenture Bus Stop
- Bus Stop Catchment (400m)
- Bus Stop Catchment (400m)

Note:

Allocations and areas are subject to Council approval. Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m.

The boundaries shown on the plan are indicative only and subject to detailed design.

Source Information:

Site boundaries: Registered

Stage boundaries: Registered

Allocated information: DCDB

Contours: Metri Ltd.

PROJECT
Flagstone
Precinct 1

Job Ref.	110056	Date.	23 September 2019
Comp By.	WWW/JC/MID	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MID	Locality	Flagstone
Local Authority: Economic Development Queensland			

CLIENT

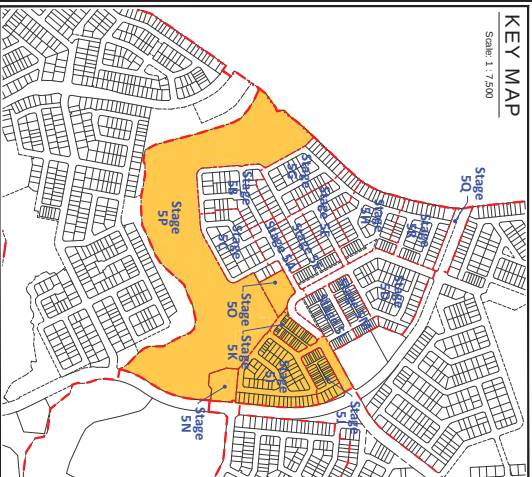
PEET

Plan of Subdivision Stage 5D, R & Q Allotment Layout

URBAN DESIGN
Level 4, HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006

Scale	Sheet	Plan Ref	Rev
1 : 750	A1	11.0056 - 407	H

Scale: 1 : 7,500



Cite Doulos

-  Site Boundary
 Proposed Stage Boundary
 Proposed Sub Stage Boundary
 Existing Q100
 Resealment Alignment
 (Mouth of Haveling)
 Indicate Intended Bus Stop Location
 Indicate In-Lane Bus Stop Location
 Bus Stop Catchment (400m)
 Neighbourhood Park Catchment (400m)

approximate only, and are subject to change.

Areas have been rounded down to the nearest 5m².

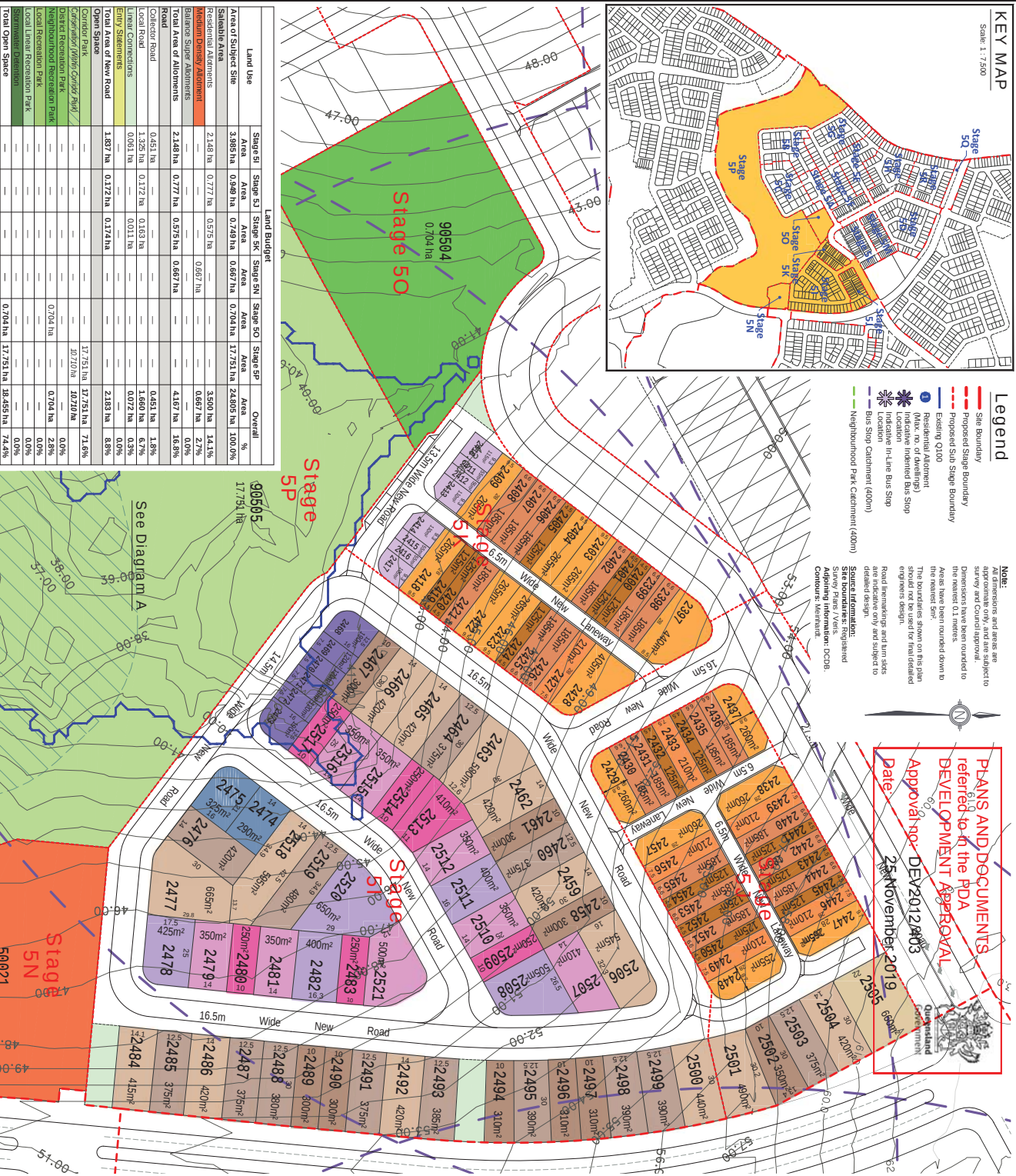
The boundaries shown on this plan should not be used for final detailed engineers design.

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

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

PLANS AND DOCUMENTS
61.0
referred to in the FDA
DEVELOPMENT APPROVAL

~~Approval no: DEV2012.403~~
~~Date: 25 November 2019~~



	Land Budget						Overall
	Stage S1	Stage S2	Stage S3	Stage S4	Stage S5	Stage S6	
Land Use	Area	Area	Area	Area	Area	Area	100.0%
Area of Subject Site	3,985 ha	0.94 ha	0.749 ha	0.657 ha	0.704 ha	24,055 ha	100.0%
Residential Allowance	2,148 ha	0.777 ha	0.575 ha	0.657 ha	0.704 ha	3,800 ha	14.1%
Balance Stage Allowance	—	—	—	0.657 ha	—	0.657 ha	2.7%
Area of Allowance	2,148 ha	0.777 ha	0.575 ha	0.657 ha	—	4,157 ha	16.8%
Local Road	0.451 ha	—	—	—	—	0.451 ha	1.8%
Local Road	1,325 ha	0.127 ha	0.013 ha	—	—	1,650 ha	6.7%
Linear Connections	0.061 ha	—	0.011 ha	—	—	0.072 ha	0.3%
Entry Statements	—	—	—	—	—	—	0.0%
Total Area of New Road	1,857 ha	0.127 ha	0.174 ha	—	—	2,133 ha	8.8%
Open Space	—	—	—	—	—	17,751 ha	71.6%
Corridor Park	—	—	—	—	—	—	0.0%
Corridor Park (Off-site Contact Only)	—	—	—	—	—	30,710 ha	125.6%
Local Recreation Park	—	—	—	—	—	0.704 ha	0.3%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Intermediate Parkland	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	17,751 ha	71.6%

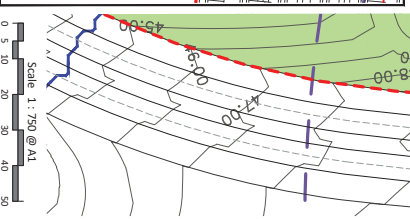
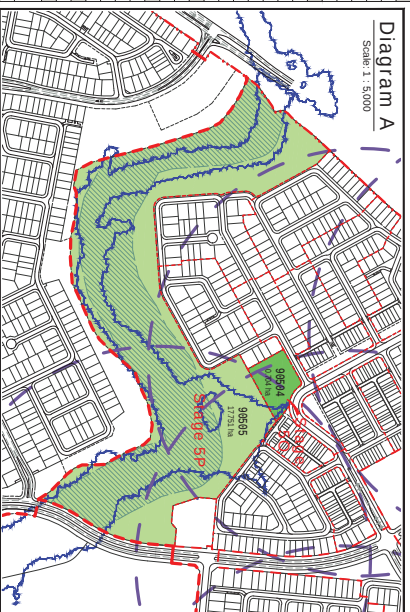
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			Yield Breakdown						Overall
			Stage 5I	Stage 5J	Stage 5K	Stage 5N			
Residential Allowments			Typical Area						Overall
Urban & Nano Allowments Product			Typical Size						
Urban & Nano Allowments Product	Urban Yrft	4.7 x 12.5m	50m²	—	8	—	8	6.4%	6.4%
	Urban Mediums	7.5 x 16m	120m²	6	—	—	6	4.8%	
	Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	0.0%	
16m Deep Product			—	6	—	8	—	11.2%	11.2%
Squat Allowment			—	—	—	—	—	—	
Subtotal			14 x 16m	220m²	2	—	—	2	
25m Deep Product			—	2	—	—	—	1.6%	1.6%
Wide Allowment			8.5 x 25m	219m²	—	—	—	—	
Villa Allowment			10 x 25m	250m²	6	—	—	6	
Country Allowment			14 x 25m	350m²	8	—	—	8	6.0%
Premium Country Allowment			16 x 25m	400m²	5	—	—	5	4.0%
Premium Traditional Allowment			20 x 25m	500m²	—	—	—	—	0.0%
Possible Multiple Residential Allowment			—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	—	
20m x 30m Deep Product			—	19	—	—	—	19	
20m x 30m Deep Product	Urban 15m	4.5 x 20m	120m²	—	8	6	—	14	11.2%
	Terrace 6.5m Allowment	6.6 x 25m	168m²	—	10	—	—	19	15.2%
	Terrace 7.5m Allowment	7.5 x 20m	210m²	—	5	1	—	6	4.8%
Terrace 9.5m Allowment			9.5 x 20m	265m²	6	8	—	14	11.2%
Subtotal			—	—	29	24	—	53	42.4%
Villa Allowment			10 x 30m	300m²	8	—	—	9	7.2%
Premium Villa Allowment			12.5 x 30m	379m²	12	—	—	13	10.4%
Country Allowment			14 x 30m	420m²	12	2	—	14	11.6%
Traditional Allowment			20 x 30m	600m²	1	—	—	1	0.8%
Premium Traditional Allowment			25 x 30m	720m²	—	—	—	—	0.0%
Possible Multiple Residential Allowment			—	—	—	—	—	—	0.0%
Subtotal			—	32	5	—	37	29.6%	

Total Residential Allowments	59	34	32	—	125	100.0%
Residential Net Density	16.7 dw/ha	35.8 dw/ha	42.7 dw/ha	—		
Super Lots	—	—	—	—		
Medium Density Allowment	—	—	—	1	1	
Balance Super Allowments	—	—	—	—		
Sub Total	—	—	—	1	1	
Total Allowments	59	34	32	1	126	
Maximum Potential Residential Dwellings (includes Multiple Residential Allowments)	59	34	32	—	125	
Maximum Potential Net Residential Density	16.7 dw/ha	35.8 dw/ha	42.7 dw/ha	—		

REVISION	PROJECT	E actions	CLIENT
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A 10/07/19 Special Session & Open Space B 10/07/19 Special Session & Open Space C 01/12/20 Public Issues Amendments D 20/07/20 Public Issues Amendments E 10/07/20 Amendments F 10/07/20 Amendments G 24/07/20 Incorporates DCP Feedback H 20/09/20 Stage 2 & 3 w/anal Amendments	Precinct 1
Job Ref: 1100561	Date: 23 September 2019
Comp. by: WW/JCMD	DWG Name: Precinct 1 Stage 5
Clctd by: DC/MD	Flagstone:
Client Address: Economic Development, One Shoreland	



PEET

Plan of Subdivision Stage 5I, J, K, N, O & P Allotment Layout

5

☐ ☐ ☐

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

Scale	Sheet	Plan Ref	Rev
1 : 750	A1	110056 - 408	H

