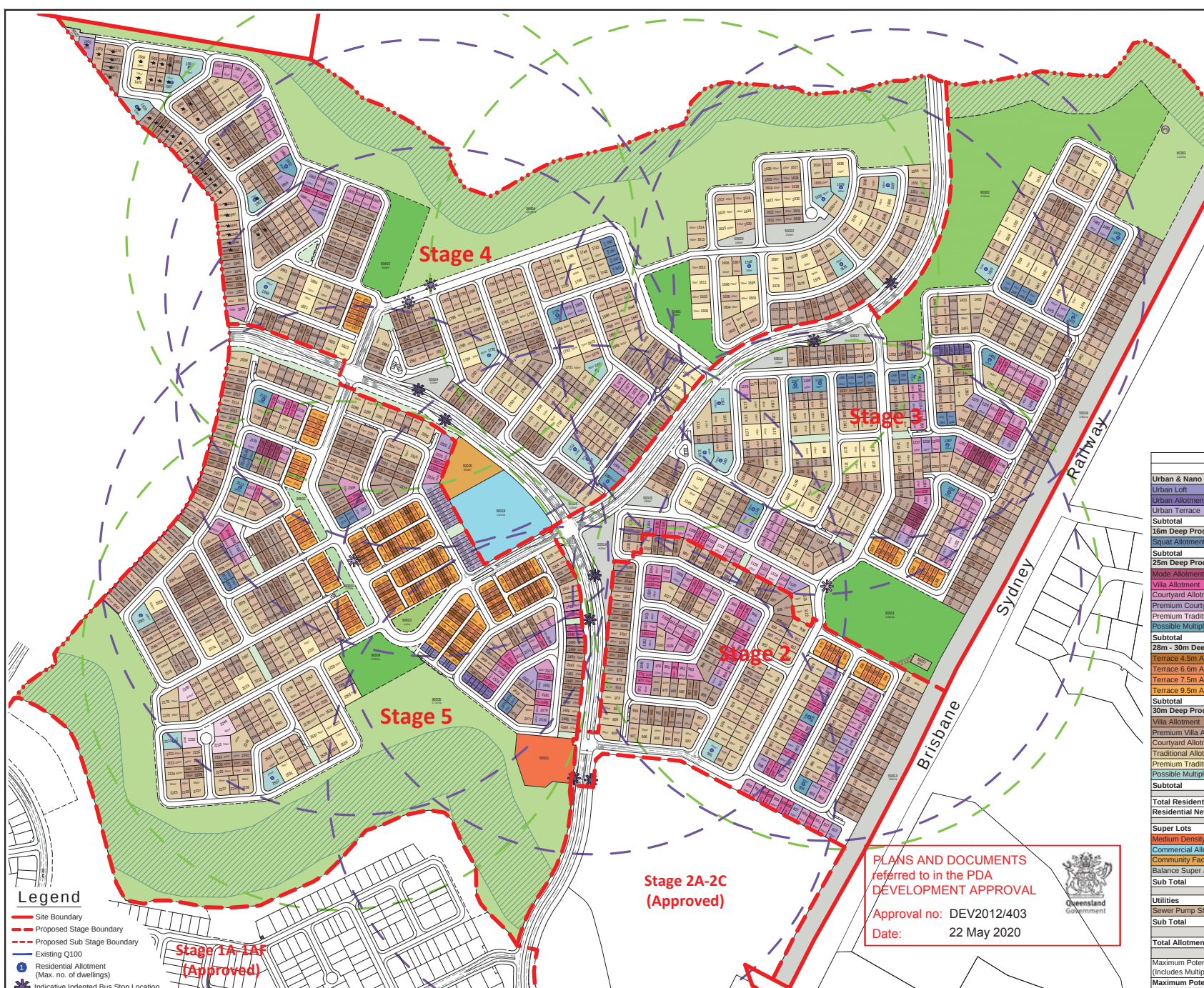




Land Budget Stages 2 – 5

Land Use	Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Area of Subject Site	16.888 ha	47.116 ha	54.976 ha	50.963 ha	169.943 ha	100.0%
Saleable Area						
Residential Allotments	10.284 ha	19.742 ha	21.369 ha	19.663 ha	71.058 ha	41.8%
Medium Density Allotment	—	—	—	0.660 ha	0.660 ha	0.4%
Commercial Allotment	—	—	1.324 ha	—	1.324 ha	0.8%
Community Facility Allotment	—	—	0.500 ha	—	0.500 ha	0.3%
Balance Super Allotments	1.581 ha	3.822 ha	0.747 ha	—	6.150 ha	3.6%
Total Area of Allotments	11.865 ha	23.564 ha	23.940 ha	20.323 ha	79.692 ha	46.9%
Utilities						
Sewer Pump Station	—	0.045 ha	—	—	0.045 ha	0.0%
Total Area of Utilities	—	0.045 ha	—	—	0.045 ha	0.0%
Road						
Collector Road	1.453 ha	4.238 ha	4.559 ha	2.432 ha	12.682 ha	7.5%
Local Road	3.534 ha	7.612 ha	9.528 ha	8.745 ha	29.419 ha	17.3%
Linear Connections	0.036 ha	0.178 ha	0.359 ha	0.459 ha	1.032 ha	0.6%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	5.023 ha	12.028 ha	14.446 ha	11.636 ha	43.133 ha	25.4%
Open Space						
Corridor Park	—	4.123 ha	14.787 ha	17.742 ha	36.652 ha	21.6%
Conservation Park (Within Corridor Park)	—	2.650 ha	6.357 ha	10.710 ha	19.717 ha	11.6%
Distinct Recreation Park	—	5.010 ha	—	—	5.010 ha	2.9%
Neighbourhood Recreation Park	—	2.346 ha	1.803 ha	0.704 ha	4.853 ha	2.9%
Local Recreation Park	—	—	—	0.188 ha	0.188 ha	0.1%
Local Linear Recreation Park	—	—	—	0.370 ha	0.370 ha	0.2%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	—	11.479 ha	16.590 ha	19.004 ha	47.073 ha	27.7%

Yield Breakdown Stages 2 – 5

Residential Allotments	Typical Size	Typical Area	Stage 2	Stage 3	Stage 4	Stage 5	Overall
Urban & Nano Allotments Product	4.7 x 11.5m	50m²	—	—	—	8	8 0%
Urban Allotments	7.5 x 16m	120m²	—	7	—	6	13 1%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	20	20 1%
Subtotal			—	7	—	34	41 2%
16m Deep Product							
Squat Allotment	14 x 16m	220m²	—	12	4	8	24 1%
Subtotal			—	12	4	8	24 1%
25m Deep Product							
Mode Allotment	8.5 x 25m	213m²	—	8	—	4	12 1%
Villa Allotment	10 x 25m	250m²	29	14	2	18	63 4%
Courtyard Allotment	14 x 25m	350m²	41	37	22	19	119 7%
Premium Courtyard Allotment	16 x 25m	400m²	17	18	8	9	52 3%
Premium Traditional Allotment	20 x 25m	500m²	—	4	—	4	8 0%
Possible Multiple Residential Allotment	—	—	2	9	3	2	16 1%
Subtotal			89	90	35	56	270 16%
28m - 30m Deep Product							
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	34	34 2%
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	35	35 2%
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	8	5	43	64 4%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	4	2	44	54 3%
Subtotal			12	12	7	156	187 11%
30m Deep Product							
Villa Allotment	10 x 30m	300m²	36	49	56	44	185 11%
Premium Villa Allotment	12.5 x 30m	375m²	34	92	113	83	322 19%
Courtyard Allotment	14 x 30m	420m²	50	94	113	108	365 22%
Traditional Allotment	20 x 30m	600m²	27	55	64	43	189 11%
Premium Traditional Allotment	25 x 30m	720m²	—	21	32	10	63 4%
Possible Multiple Residential Allotment	—	—	1	4	14	3	22 1%
Subtotal			148	315	392	291	1146 69%
Total Residential Allotments			249	436	438	545	1668 100%
Residential Net Density			18.0 dw/ha	14.6 dw/ha	13.2 dw/ha	18.1 dw/ha	15.6 dw/ha
Super Lots							
Medium Density Allotment			—	—	—	1	1
Commercial Allotment			—	—	—	1	1
Community Facility Allotment			—	—	—	1	1
Balance Super Allotments			1	6	5	—	12
Sub Total			1	6	7	1	15
Utilities							
Sewer Pump Station			—	1	—	—	1
Sub Total			—	1	—	—	1
Total Allotments			250	443	445	546	1684
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			252	455	466	554	1727
Maximum Potential Net Residential Density			18.2 dw/ha	15.2 dw/ha	14.1 dw/ha	18.4 dw/ha	16.2 dw/ha

- 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
 - Indicative Temporary In-Line Bus Stop Location
 - Bus Stop Catchment (400m)
 - Neighbourhood Park Catchment (400m)
 - Indicative Pump Station Location
 - 10m Wide EMT (Railway)
 - 6m Wide SPS Access EMT

Stage 1A-1AF (Approved)

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.

Scale: 1 : 3000 @ A1
0 15 30 60 90 120 150 180
Road linemarkings and turn slots are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Vets.
Adjoining information: OCDB.
Contours: Bradleys.

REVISION
A: 17/07/18 Amend District Recreation Park
B: 13/07/18 Amend Sub-Staging & Open Space
C: 22/11/2018 Further Issues Amendments
D: 22/02/2019 Further Issues Amendments
E: 07/03/2019 Further Issues Amendments
F: 15/07/2019 Stage 2-5 Layout Amendments
G: 24/07/2019 Incorporate EDQ Feedback
H: 23/08/2019 Stage 2 & 3 Layout Amendments
I: 11/03/2020 Road and Bus Stops Updates

PROJECT
Flagstone Precinct 1
Job Ref: 110056 Date: 11 March 2020
Comp By: WW / JC / MD DWG Name: Precinct 1 Stages 2-5
Chkd By: DG / MD Locality: Flagstone
Local Authority: Economic Development Queensland

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 22 May 2020



PEET

Plan of Subdivision
Stages 2 – 5
Overall Allotment Layout

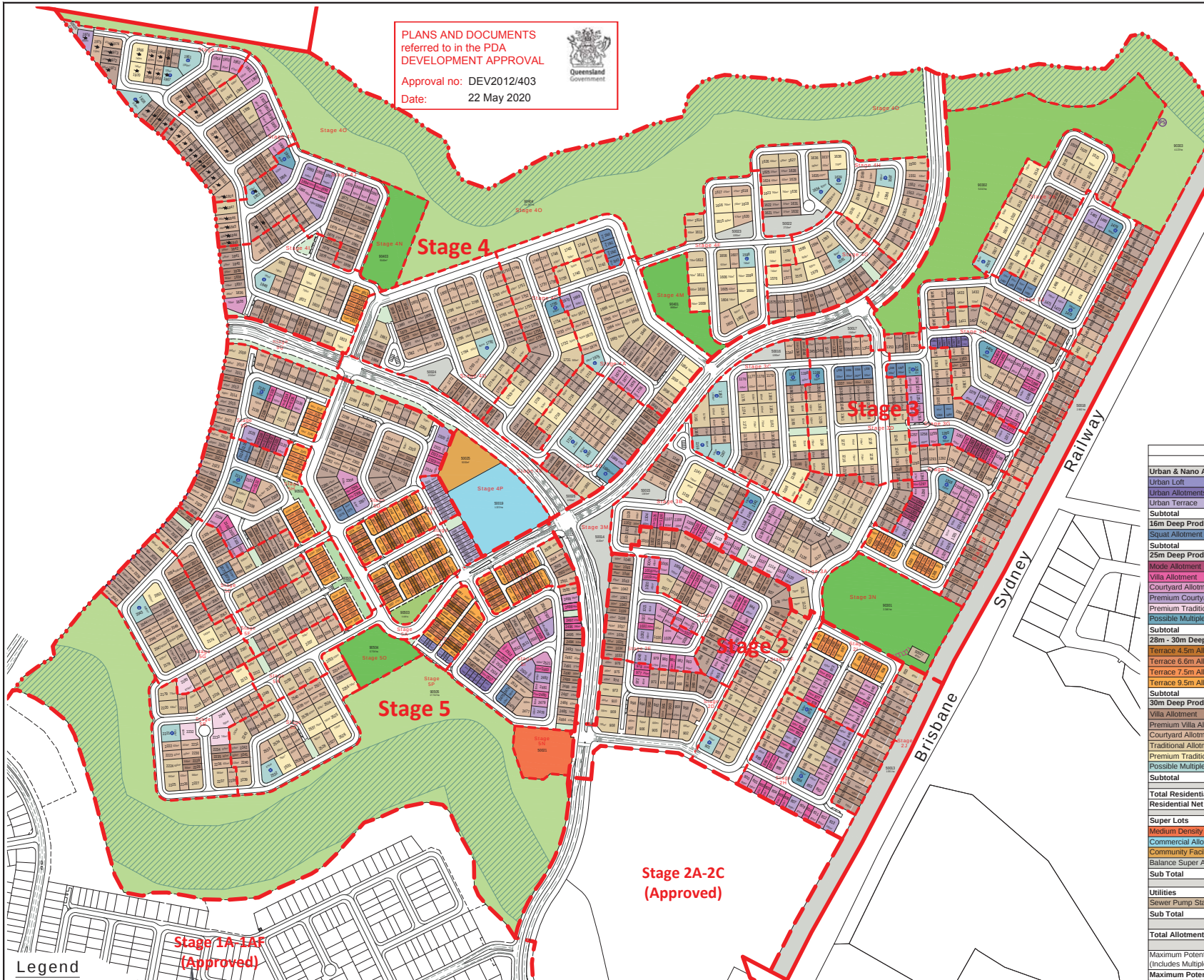
Scale: 1 : 3000
Sheet: A1
Plan Ref: 110056 – 374
Rev: I

URBAN DESIGN
Level 4 HQ South
520 Western Street
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Fortitude Valley QLD 4006
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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 22 May 2020



Land Budget Stages 2 – 5

Land Use	Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Area of Subject Site	Area	Area	Area	Area	Area	%
16.888 ha	47.116 ha	54.976 ha	50.963 ha	169.943 ha	100.0%	
Saleable Area						
Residential Allotments	10.284 ha	19.742 ha	21.369 ha	19.663 ha	71.058 ha	41.8%
Medium Density Allotment	—	—	—	0.660 ha	0.660 ha	0.4%
Commercial Allotment	—	—	1.324 ha	—	1.324 ha	0.8%
Community Facility Allotment	—	—	0.500 ha	—	0.500 ha	0.3%
Balance Super Allotments	1.581 ha	3.822 ha	0.747 ha	—	6.150 ha	3.6%
Total Area of Allotments	11.865 ha	23.564 ha	23.940 ha	20.323 ha	79.692 ha	46.9%
Utilities						
Sewer Pump Station	—	0.045 ha	—	—	0.045 ha	0.0%
Total Area of Utilities	—	0.045 ha	—	—	0.045 ha	0.0%
Road						
Collector Road	1.453 ha	4.238 ha	4.559 ha	2.432 ha	12.682 ha	7.5%
Local Road	3.534 ha	7.612 ha	9.528 ha	8.745 ha	29.419 ha	17.3%
Linear Connections	0.036 ha	0.178 ha	0.359 ha	0.459 ha	1.032 ha	0.6%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	5.023 ha	12.028 ha	14.446 ha	11.636 ha	43.133 ha	25.4%
Open Space						
Corridor Park	—	4.123 ha	14.787 ha	17.742 ha	36.652 ha	21.6%
Conservation Park (Within Corridor Park)	—	2.650 ha	6.357 ha	10.710 ha	19.717 ha	11.6%
Distinct Recreation Park	—	5.010 ha	—	—	5.010 ha	2.9%
Neighbourhood Recreation Park	—	2.346 ha	1.803 ha	0.704 ha	4.853 ha	2.9%
Local Recreation Park	—	—	—	0.188 ha	0.188 ha	0.1%
Local Linear Recreation Park	—	—	—	0.370 ha	0.370 ha	0.2%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	—	11.479 ha	16.590 ha	19.004 ha	47.073 ha	27.7%

Yield Breakdown Stages 2 – 5

Residential Allotments		Stage 2	Stage 3	Stage 4	Stage 5	Overall
Typical Size	Typical Area					
Urban & Nano Allotments Product						
Urban Lot	4.7 x 11.5m	50m ²	—	—	8	8 0%
Urban Allotments	7.5 x 16m	120m ²	—	7	—	6 13 1%
Urban Terrace	6.2 x 27.5m	170m ²	—	—	20	20 1%
Subtotal			7	—	34	41 2%
16m Deep Product						
Squat Allotment	14 x 16m	220m ²	—	12	4	8 24 1%
Subtotal			12	4	8	24 1%
25m Deep Product						
Mode Allotment	8.5 x 25m	213m ²	—	8	—	4 12 1%
Villa Allotment	10 x 25m	250m ²	29	14	2	18 63 4%
Courtyard Allotment	14 x 25m	350m ²	41	37	22	19 119 7%
Premium Courtyard Allotment	16 x 25m	400m ²	17	18	8	9 52 3%
Premium Traditional Allotment	20 x 25m	500m ²	—	4	—	4 8 0%
Possible Multiple Residential Allotment	—	—	2	9	3	2 16 1%
Subtotal			89	90	35	56 270 16%
28m - 30m Deep Product						
Terrace 4.5m Allotment	4.5 x 28m	126m ²	—	—	—	34 34 2%
Terrace 6.6m Allotment	6.6 x 28m	185m ²	—	—	—	35 35 2%
Terrace 7.5m Allotment	7.5 x 28m	210m ²	8	8	5	43 64 4%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	4	4	2	44 54 3%
Subtotal			12	12	7	156 187 11%
30m Deep Product						
Villa Allotment	10 x 30m	300m ²	36	49	56	44 185 11%
Premium Villa Allotment	12.5 x 30m	375m ²	34	92	113	83 322 19%
Courtyard Allotment	14 x 30m	420m ²	50	94	113	108 365 22%
Traditional Allotment	20 x 30m	600m ²	27	55	64	43 189 11%
Premium Traditional Allotment	25 x 30m	720m ²	—	21	32	10 63 4%
Possible Multiple Residential Allotment	—	—	1	4	14	3 22 1%
Subtotal			148	315	392	291 1146 69%
Total Residential Allotments			249	436	438	545 1668 100%
Residential Net Density			18.0 dw/ha	14.6 dw/ha	13.2 dw/ha	18.1 dw/ha 15.6 dw/ha
Super Lots						
Medium Density Allotment			Lots	Lots	Lots	Lots
Commercial Allotment	—	—	1	—	—	1
Community Facility Allotment	—	—	1	—	—	1
Balance Super Allotments	1	6	5	—	—	12
Sub Total	1	6	7	1	—	15
Utilities						
Sewer Pump Station	—	1	—	—	—	1
Sub Total	—	1	—	—	—	1
Total Allotments			250	443	445	546 1684
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			252	455	466	554 1727
Maximum Potential Net Residential Density			18.2 dw/ha	15.2 dw/ha	14.1 dw/ha	18.4 dw/ha 16.2 dw/ha

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Pump Station Location
- 10m Wide EMT (Railway)
- 6m Wide SPS Access EMT

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.

Scale 1 : 3000 @ A1
0 15 30 60 90 120 150 180
Road line markings and turn slots are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Vets.
Adjoining information: OCDB.
Contours: Bradlees.

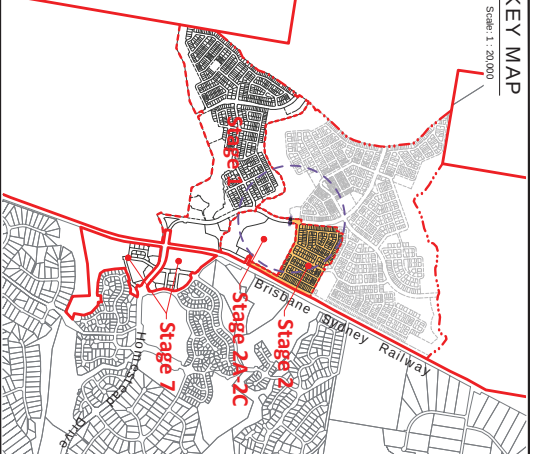
REVISION
A: 17/07/18 Amend District Recreation Park
B: 31/07/18 Amend Sub-Staging & Open Space
C: 22/11/2018 Further Issues Amendments
D: 22/02/2019 Further Issues Amendments
E: 07/03/2019 Further Issues Amendments
F: 15/07/2019 Stage 2-5 Layout Amendments
G: 24/07/2019 Incorporate EDQ Feedback
H: 23/09/2019 Stage 2 & 3 Layout Amendments
I: 11/03/2020 Road and Bus Stops Updates

PROJECT
Flagstone Precinct 1
Job Ref. 110056 Date: 11 March 2020
Comp By: WW / JC / MD DWG Name: Precinct 1 Stages 2-5
Chkd By: DG / MD Locality: Flagstone
Local Authority: Economic Development Queensland

CLIENT
PEET
Plan of Subdivision
Stages 2 – 5
Overall Allotment Layout - Sub - Staging

Scale
1 : 3000
Sheet
A1
Plan Ref
110056 – 481
Rev
I

URBAN DESIGN
Level 4 HQ South
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**PLANS AND DOCUMENTS
REFERRED TO IN THE PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2012/403
Date: 22 May 2020



Legend

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

te: Examine and assess

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

ailed design.

Source Information:

Joining information: DCDB.

joining information: DCDB.

Land Budget Stage 2

[illegible]

Yield Breakdown Stage 2

[illegible]

VISION

11/07/218 Amend Sub-Staffing & Open Space
11/11/2018 Further Issues Amendments
20/2/2019 Further Issues Amendments
7/30/2019 Further Issues Amendments
7/20/2019 Stage 2-5 Layout Amendments
4/07/2019 Stage 2-5 Layout Amendments
15/07/2019 Incorporate EDQ Feedback
3/09/2019 Stage 2 & 3 Layout Amendments
10/3/2020 Board and Bus Stops Updates

PROJECT

Job Ref.	110056	Date	11 March 2020
Comp By.	WNNW/CMD	DWG Name.	Precinct 1 Stage 2
Checked By.	DG / MD	Locality	Flagstone

Financial Authority: Economic Development Queensland

IT

Plan of Subdivision
Stage 2 Overall
Allotment Layout

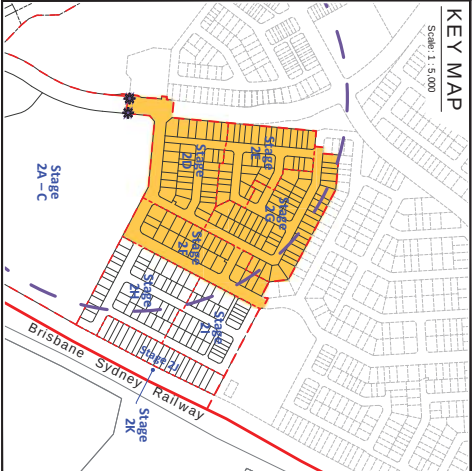
PEET

Plan of Subdivision Stage 2 Overall Allotment Layout

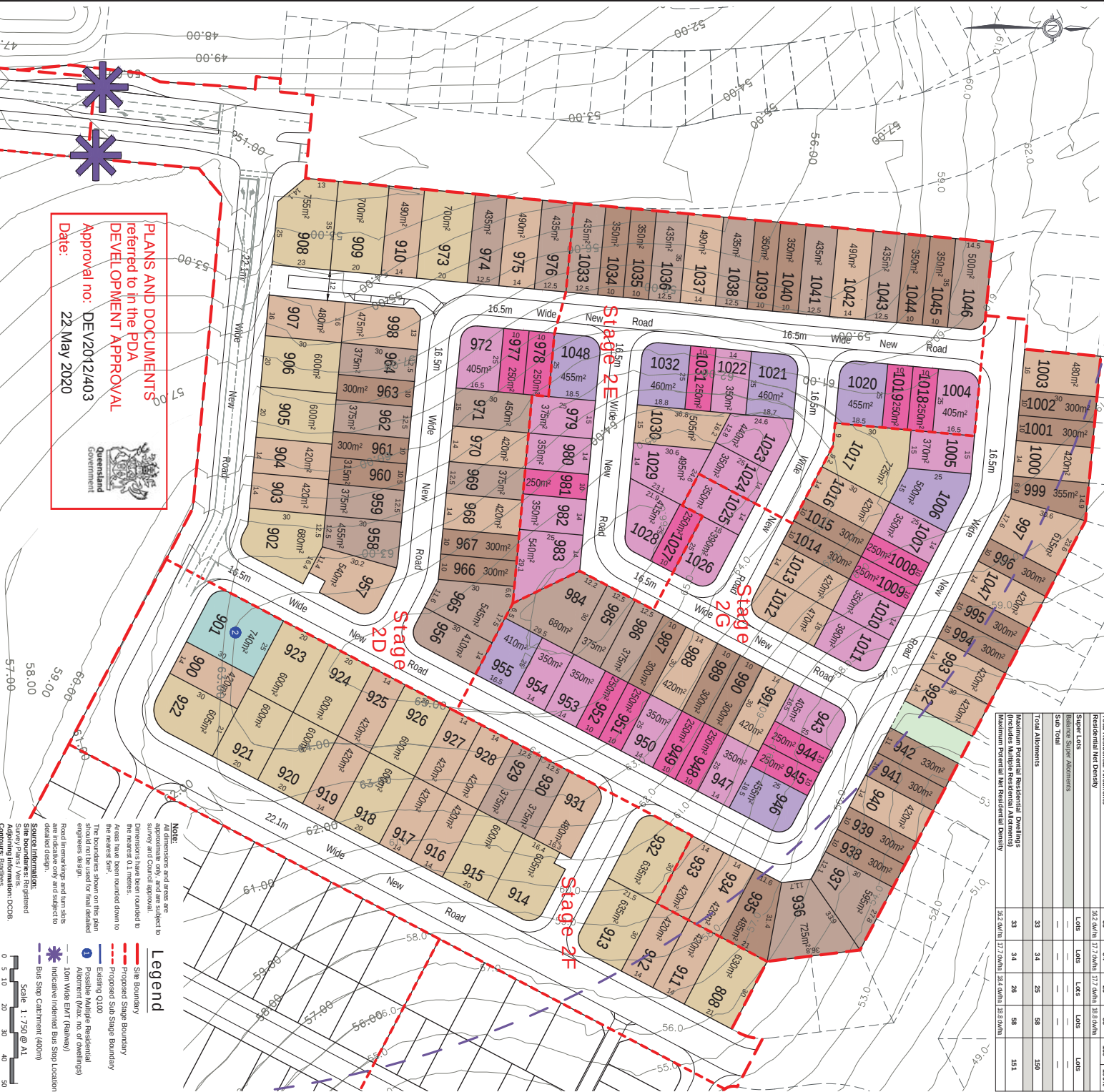
15

Sheet	Plan Ref	Rev
A1	110056 - 375	1

Scale: 1 : 5,000



Landscape Structure 2						
Land Use	Stage 2D Stage 2E Stage 2F Stage 2C Overall					
	Area	Area	Area	Area	Area	%
Area of Single-Storey	2,699 ha	1,810 ha	2,200 ha	3,066 ha	9,904 ha	100.0%
Shaded Area	—	—	—	—	—	0.0%
Residential Medium-Density	1,485 ha	1,343 ha	1,305 ha	2,213 ha	6,346 ha	64.1%
Balanced Super-Admixtures	—	—	—	—	—	0.0%
Total Area of Admixtures	1,485 ha	1,343 ha	1,305 ha	2,213 ha	6,346 ha	64.1%
Road	—	—	—	—	—	0.0%
Local Road	0.662 ha	—	0.782 ha	—	1.443 ha	14.74%
Local Road	0.569 ha	0.976 ha	0.104 ha	0.837 ha	2.066 ha	20.96%
Utility Connections	—	—	0.006 ha	0.006 ha	0.006 ha	0.06%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	121.4 ha	0.576 ha	0.887 ha	0.873 ha	3.555 ha	35.96%
Open Space	—	—	—	—	—	0.0%
Control Park	—	—	—	—	—	0.0%
Designated Recreation Park	—	—	—	—	—	0.0%
Designated Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Recreation Park	—	—	—	—	—	0.0%
Open Space	—	—	—	—	—	0.0%

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Date: 22 May 2020

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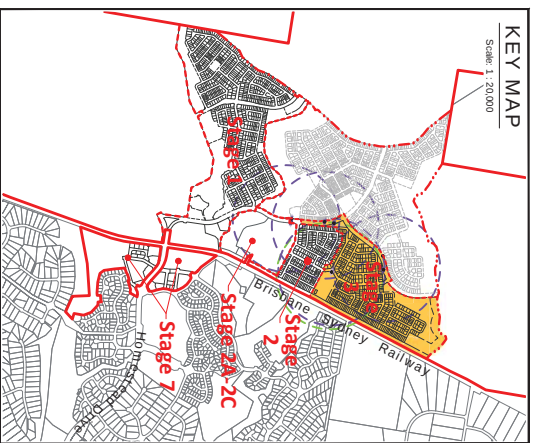
[illegible]

Note:

AI dimensions and areas are approximate only, and are subject to change without notice. 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.

[illegible]

PLANS AND DOCUMENTS
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Date: 22 May 2020



Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed S10 Stage Boundary
- Possible Multiple Residential Attachment (Max. no. of dwellings)
 - 10m Wide EMT (Railway)
 - 6m Wide SP5 Access EMT
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Indicative Pump Station Location
- Neighbourhood Park Catchment (400m)

[illegible]

Scale: 1 : 7,500



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.

[illegible][illegible]

Legend

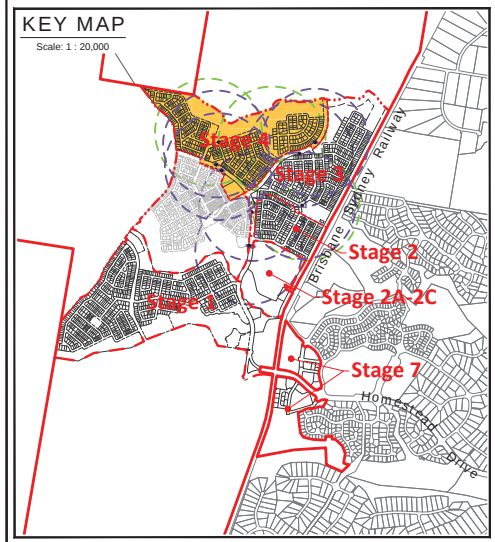
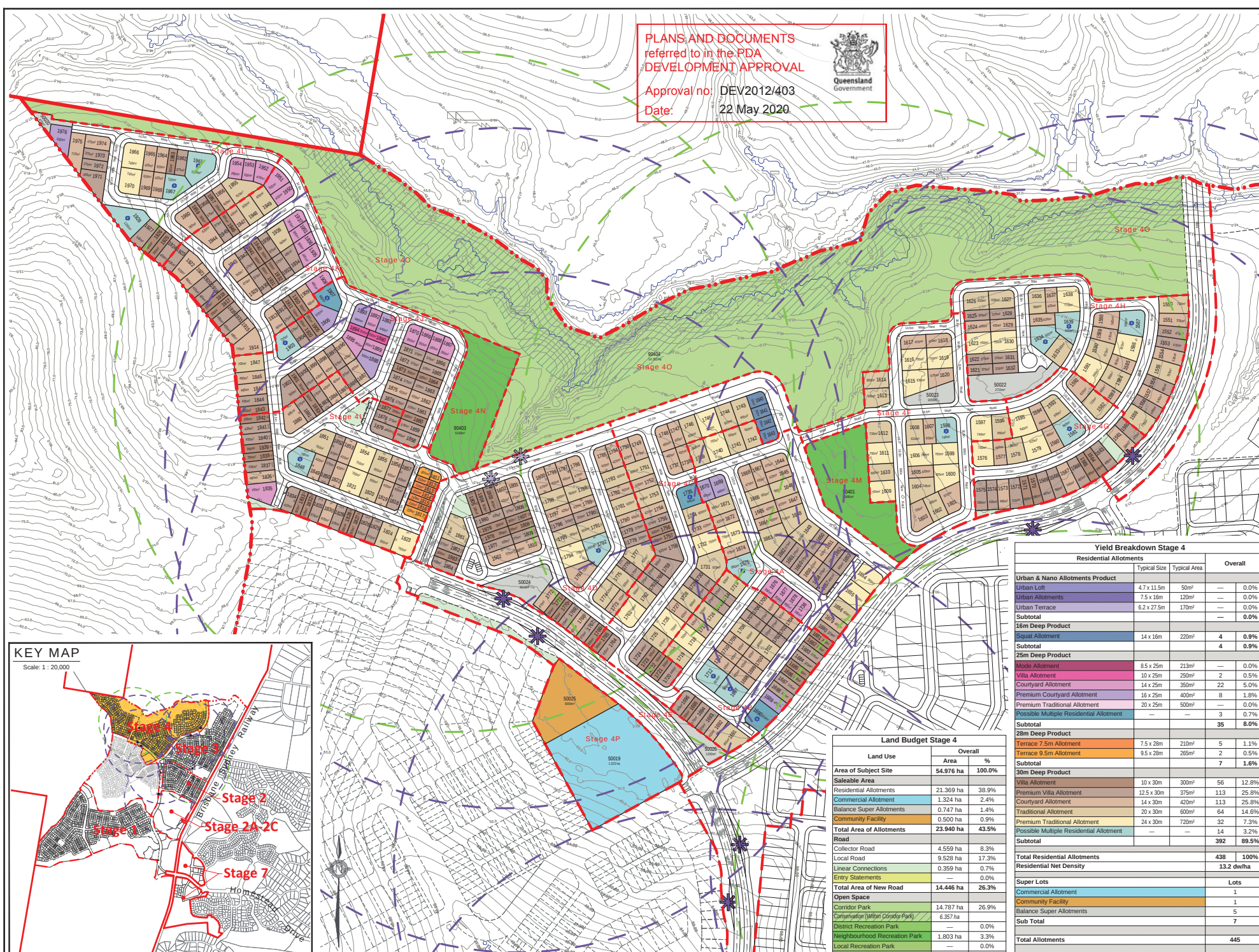
- Site Boundary
- Proposed Stage Boundary
- Protected Site Stage Boundary
- Existing Q100
- Possible Multiple Residential Development (Max. no. of dwellings)
- 10m wide ERTT (Footway)
- on Wide SPS Access EMTT
- Indicative Indented Bus Stop location
- Indicative In-Line Bus Stop location
- Indicative Temporary In-Line Bus Stop location
- Bus Stop (eachward 400m)
- Neighbourhood Park Catchment (400m)

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 383	I

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 383	I

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2012/403
Date: 22 May 2020



TO BE READ IN CONJUNCTION WITH 110056 - 392

Yield Breakdown Stage 4			
Residential Allotments			
	Typical Size	Typical Area	Overall
Urban & Nano Allotments Product			
Urban Loft	4.7 x 11.5m	50m ²	— 0.0%
Urban Allotments	7.5 x 16m	120m ²	— 0.0%
Urban Terrace	6.2 x 27.5m	170m ²	— 0.0%
Subtotal			— 0.0%
16m Deep Product			
Squat Allotment	14 x 16m	220m ²	4 0.9%
Subtotal			4 0.9%
25m Deep Product			
Mode Allotment	8.5 x 25m	213m ²	— 0.0%
Villa Allotment	10 x 25m	250m ²	2 0.5%
Courtyard Allotment	14 x 25m	350m ²	22 5.0%
Premium Courtyard Allotment	16 x 25m	400m ²	8 1.8%
Premium Traditional Allotment	20 x 25m	500m ²	— 0.0%
Possible Multiple Residential Allotment	—	—	3 0.7%
Subtotal			35 8.0%
28m Deep Product			
Terrace 7.5m Allotment	7.5 x 28m	210m ²	5 1.1%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	2 0.5%
Subtotal			7 1.6%
30m Deep Product			
Villa Allotment	10 x 30m	300m ²	56 12.8%
Premium Villa Allotment	12.5 x 30m	375m ²	113 25.8%
Courtyard Allotment	14 x 30m	420m ²	113 25.8%
Traditional Allotment	20 x 30m	600m ²	64 14.6%
Premium Traditional Allotment	24 x 30m	720m ²	32 7.3%
Possible Multiple Residential Allotment	—	—	14 3.2%
Subtotal			392 89.5%
Total Residential Allotments			438 100%
Residential Net Density			13.2 dw/ha
Super Lots			
Commercial Allotment			1
Community Facility			1
Balance Super Allotments			5
Sub Total			7
Total Allotments			445
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			466
Maximum Potential Net Residential Density			14.1 dw/ha

Land Budget Stage 4		
Land Use	Area	%
Area of Subject Site	54.976 ha	100.0%
Saleable Area		
Residential Allotments	21.369 ha	38.9%
Commercial Allotment	1.324 ha	2.4%
Balance Super Allotments	0.747 ha	1.4%
Community Facility	0.500 ha	0.9%
Total Area of Allotments	23.940 ha	43.5%
Road		
Collector Road	4.559 ha	8.3%
Local Road	9.528 ha	17.3%
Linear Connections	0.359 ha	0.7%
Entry Statements	—	0.0%
Total Area of New Road	14.446 ha	26.3%
Open Space		
Corridor Park	14.787 ha	26.9%
Corridorway (Wilson Corridorway)	6.357 ha	11.6%
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	1.803 ha	3.3%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Stormwater Detention	—	0.0%
Total Open Space	16.590 ha	30.2%

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
 E. 17/06/2019 Stage 2-5 Layout Amendments
 F. 15/07/2019 Stage 2-5 Layout Amendments
 G. 24/07/2019 Incorporate EQO Feedback
 H. 23/09/2019 Stage 2-5 Layout Amendments
 I. 11/03/2020 Road and Bus Stops Updates

Note:
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 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: Bradshires.

Legend

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

Scale 1:2000 @ A1

0 20 40 60 80 100 120

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PROJECT

Flagstone Precinct 1

Plan of Subdivision
 Stage 4 Overall
 Allotment Layout

Date: 11 March 2020
 Comp By: WNW / JC / MD
 Checked By: DG / MD
 DWG Name: Precinct 1 Stage 4
 Job Ref: 110056
 Local Authority: Economic Development Queensland

Scale: 1:2000 Sheet A1
 Plan Ref: 110056 - 391 Rev I

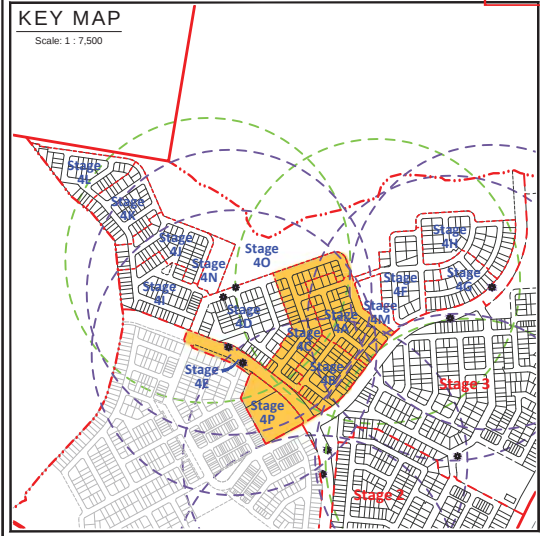
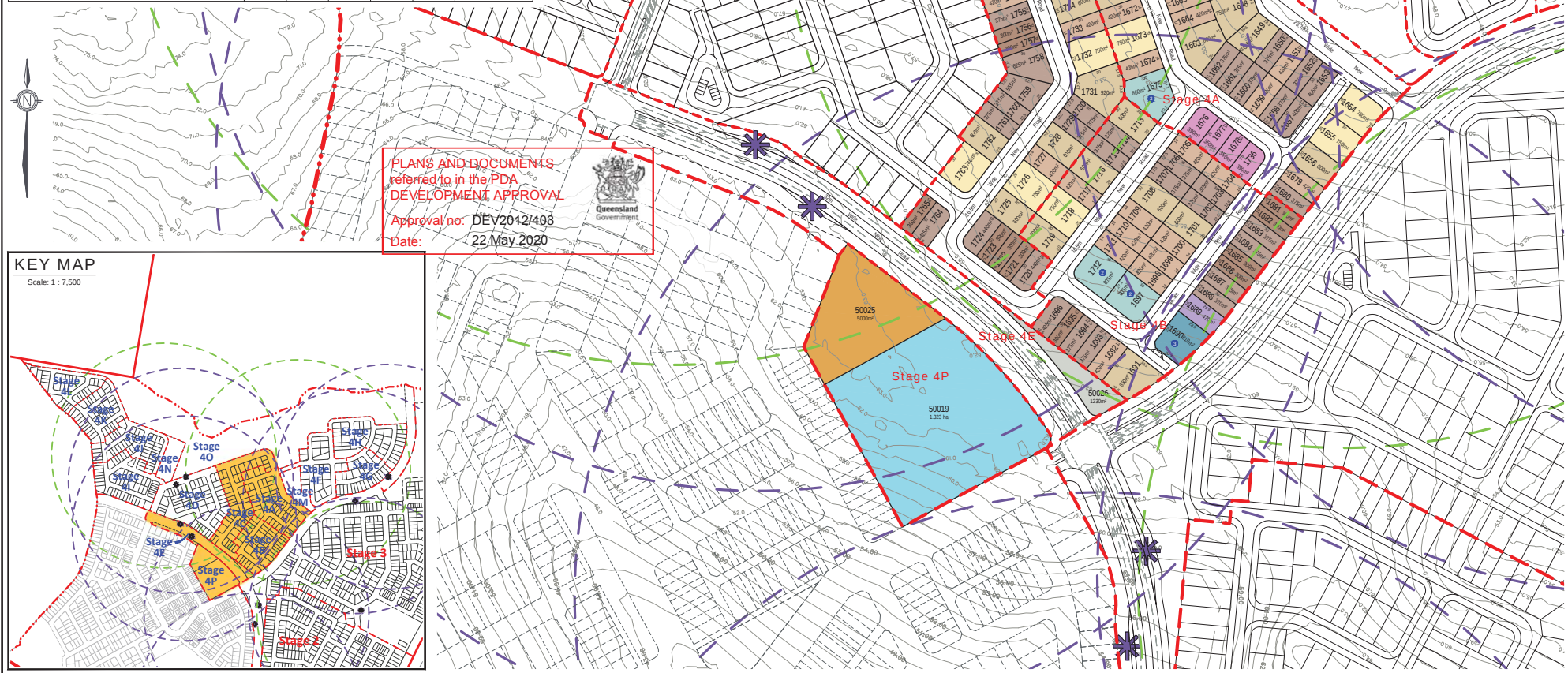
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Yield Breakdown Stage 4								
Residential Allotments		Typical Size	Typical Area	Stage 4A	Stage 4B	Stage 4C	Stage 4E	Stage 4P
Urban & Nano Allotments Product								
Urban Loft	4.7 x 11.5m	50m ²	—	—	—	—	—	—
Urban Allotments	7.5 x 16m	120m ²	—	—	—	—	—	—
Urban Terrace	6.2 x 27.5m	170m ²	—	—	—	—	—	—
Subtotal								
16m Deep Product								
Squal Allotment	14 x 16m	220m ²	—	—	4	—	—	4
Subtotal					4			4
25m Deep Product								
Mode Allotment	8.5 x 25m	213m ²	—	—	—	—	—	—
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	—
Courtyard Allotment	14 x 25m	350m ²	4	—	—	—	—	4
Premium Courtyard Allotment	16 x 25m	400m ²	2	1	—	—	—	3
Premium Traditional Allotment	20 x 25m	500m ²	—	—	—	—	—	—
Possible Multiple Residential Allotment	—	—	—	1	1	—	—	2
Subtotal				6	2	1	—	9
28m Deep Product								
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	—	—	—	—
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	—	—	—	—
Subtotal								
30m Deep Product								
Villa Allotment	10 x 30m	300m ²	—	5	6	—	—	11
Premium Villa Allotment	12.5 x 30m	375m ²	9	13	10	—	—	32
Courtyard Allotment	14 x 30m	420m ²	12	10	10	—	—	32
Traditional Allotment	20 x 30m	600m ²	10	6	10	—	—	26
Premium Traditional Allotment	24 x 30m	720m ²	4	1	4	—	—	9
Possible Multiple Residential Allotment	—	—	—	1	2	—	—	3
Subtotal				36	37	40	—	113
Total Residential Allotments				42	39	45	—	126
Residential Net Density				14.9 dw/ha	16.1 dw/ha	15.4 dw/ha	—	—
Super Lots				Lots	Lots	Lots	Lots	Lots
Commercial Allotment				—	—	—	—	1
Community Facility				—	—	—	—	1
Balance Super Allotments				—	—	—	—	1
Sub Total				—	—	—	—	3
Total Allotments				42	39	45	1	2
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)				44	43	46	—	133

Land Budget Stage 4						
Land Use	Stage 4A	Stage 4B	Stage 4C	Stage 4E	Stage 4P	Overall
Area	3.325 ha	2.427 ha	3.526 ha	1.716 ha	1.824 ha	10.994 ha
%						112.0%
Saleable Area						
Residential Allotments	2.122 ha	1.812 ha	2.176 ha	—	—	6.110 ha
Commercial Allotment	—	—	—	1.324 ha	—	1.324 ha
Balance Super Allotments	—	—	—	0.123 ha	—	0.123 ha
Community Facility	—	—	—	—	0.500 ha	0.500 ha
Total Area of Allotments	2.122 ha	1.812 ha	2.176 ha	1.324 ha	1.324 ha	7.557 ha
Road						
Collector Road	0.512 ha	—	0.600 ha	1.428 ha	—	2.540 ha
Local Road	0.691 ha	0.615 ha	0.750 ha	—	—	2.056 ha
Linear Connections	—	—	—	0.165 ha	—	0.165 ha
Entry Statements	—	—	—	—	—	—
Total Area of New Road	1.203 ha	0.615 ha	1.350 ha	1.593 ha	—	4.761 ha
Open Space						
Corridor Park	—	—	—	—	—	—
Conservation (Willet Creek Corridor Park)	—	—	—	—	—	—
Disind Recreation Park	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—
Local Recreation Park	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—
Neighbourhood Open Space	—	—	—	—	—	—
Total Open Space	—	—	—	—	—	—



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no. DEV2012/403
Date: 22 May 2020



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
E. 17/06/2019 Stage 2-5 Layout Amendments
F. 15/07/2019 Stage 2-5 Layout Amendments
G. 24/07/2019 Incorporate EQO Feedback
H. 23/09/2019 Stage 2-5 Layout Amendments
I. 11/03/2020 Road and Bus Stops Updates

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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradshires.

Legend
— Site Boundary
- - - Proposed Stage Boundary
- - - Proposed Sub Stage Boundary
- - - Existing Q100
① Possible Multiple Residential Allotment (Max. no. of dwellings)
② Indicative Indented Bus Stop Location
⊗ Indicative Temporary In-Line Bus Stop Location
— Bus Stop Catchment (400m)
— Neighbourhood Park Catchment (400m)

Scale 1 : 1500 @ A1
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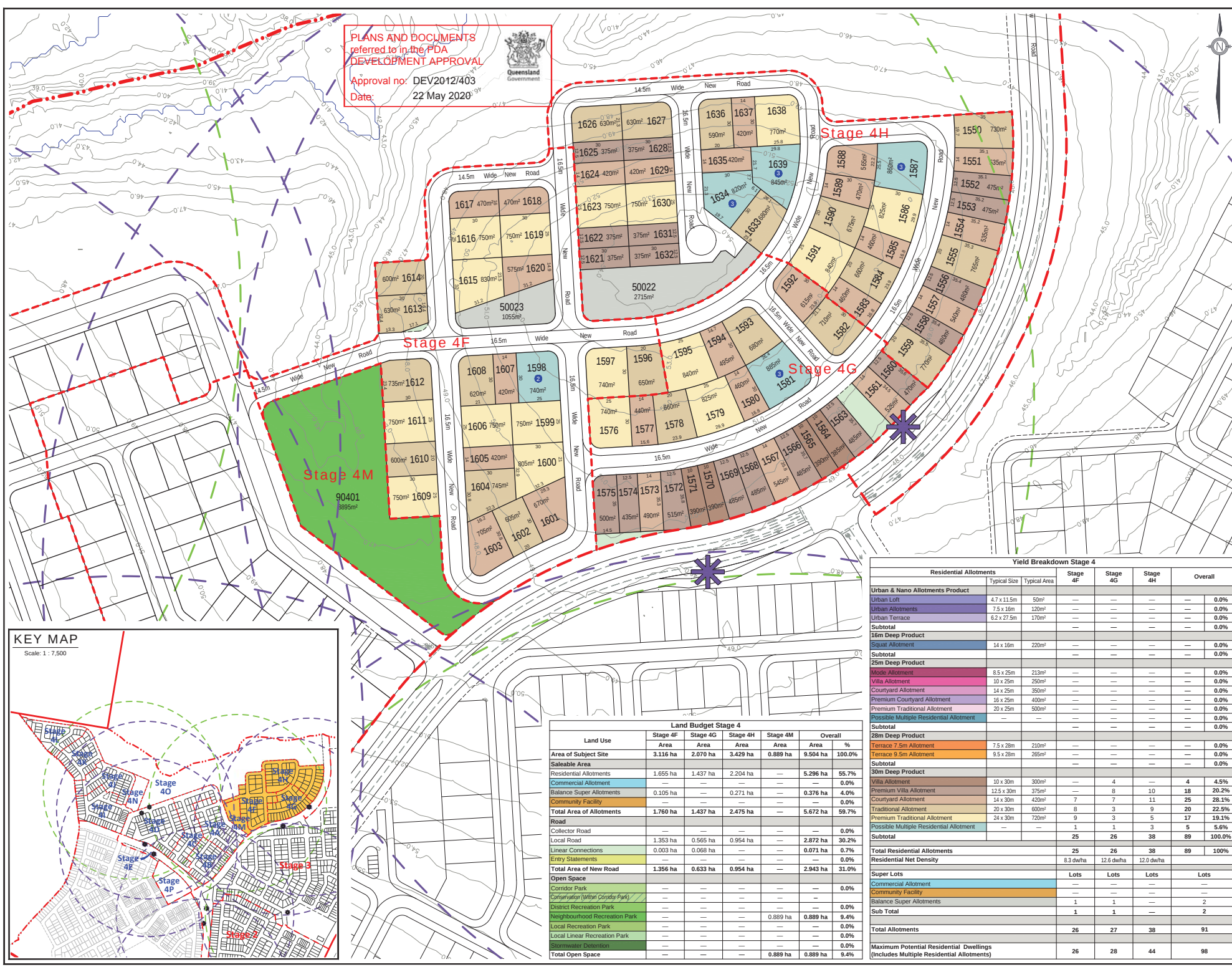
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PROJECT
Flagstone
Precinct 1
Plan of Subdivision
Stage 4A, B, C & E
Allotment Layout

Date: 11 March 2020
Comp By: WNW / JC / MD
Checked By: DG / MD
DWG Name: Precinct 1 Stage 4
Job Ref: 110056
Local Authority: Economic Development Queensland
Locality: Flagstone
Scale: 1 : 1500
Sheet: A1
Plan Ref: 110056 - 393
Rev: I

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 22 May 2020



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

E: 17/06/2019 Stage 2-5 Layout Amendments

F: 15/07/2019 Stage 2-5 Layout Amendments

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H: 23/09/2019 Stage 2-5 Layout Amendments

I: 11/09/2020 Road and Bus Stops Updates

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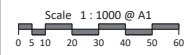
Source Information:

Site boundaries: Registered Survey Plans / Veris.

Adjoining information: DCDB.

Contours: Bradshires.

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



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PROJECT

Flagstone Precinct 1

Plan of Subdivision Stage 4F - H & M Allotment Layout

Date: 11 March 2020

Comp By: WNW / JC / MD

Checked By: DG / MD

DWG Name: Precinct 1 Stage 4

Job Ref: 110056

Local Authority: Economic Development Queensland

Locality: Flagstone

Scale: 1:1000

Sheet: A1

Plan Ref: 110056 - 394

Rev: I

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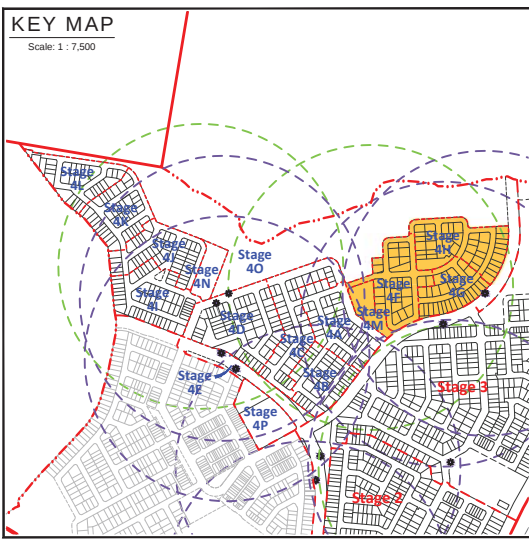
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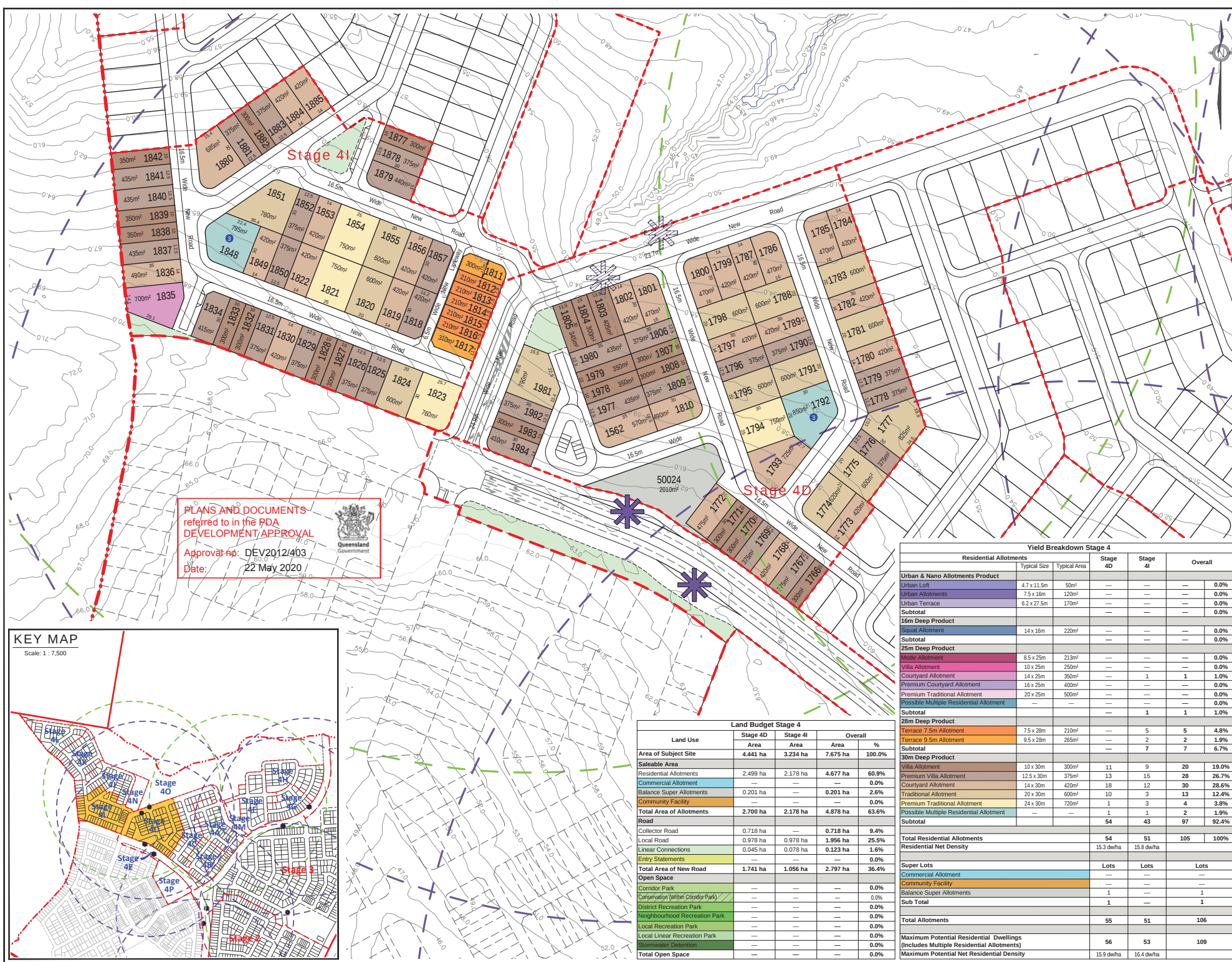
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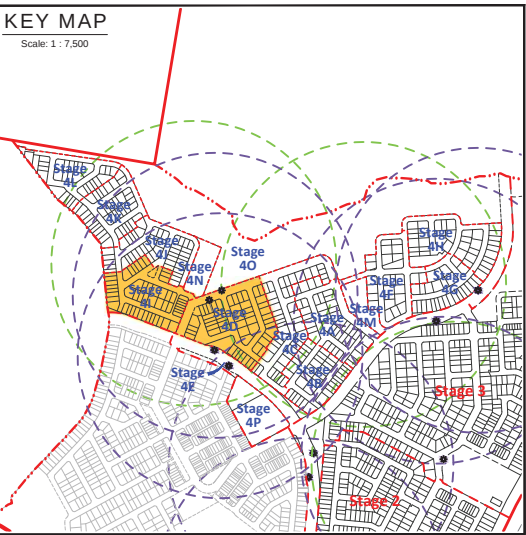
Land Budget Stage 4					
Land Use	Stage 4F	Stage 4G	Stage 4H	Stage 4M	Overall
Area	Area	Area	Area	Area	Area
Area of Subject Site	3.116 ha	2.070 ha	3.429 ha	0.889 ha	9.504 ha
Saleable Area	3.116 ha	2.070 ha	3.429 ha	0.889 ha	9.504 ha
Residential Allotments	1.655 ha	1.437 ha	2.204 ha	—	5.296 ha
Commercial Allotment	—	—	—	—	0.0%
Balance Super Allotments	0.105 ha	—	0.271 ha	—	0.376 ha
Community Facility	—	—	—	—	0.0%
Total Area of Allotments	1.760 ha	1.437 ha	2.475 ha	—	5.672 ha
Road	—	—	—	—	0.0%
Collector Road	—	—	—	—	0.0%
Local Road	1.353 ha	0.565 ha	0.954 ha	—	2.872 ha
Linear Connections	0.003 ha	0.068 ha	—	—	0.071 ha
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	1.356 ha	0.633 ha	0.954 ha	—	2.943 ha
Open Space	—	—	—	—	0.0%
Corridor Park	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	0.889 ha	0.889 ha	9.4%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	0.0%
Total Open Space	—	—	0.889 ha	0.889 ha	9.4%

Yield Breakdown Stage 4						
Residential Allotments		Typical Size	Typical Area	Stage 4F	Stage 4G	Stage 4H
Urban & Nano Allotments Product						
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—
Urban Allotments	7.5 x 16m	120m²	—	—	—	—
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—
Subtotal						
18m Deep Product						
Spot Allotment	14 x 16m	220m²	—	—	—	—
Subtotal						
25m Deep Product						
Mode Allotment	8.5 x 25m	213m²	—	—	—	—
Villa Allotment	10 x 25m	250m²	—	—	—	—
Courtyard Allotment	14 x 25m	350m²	—	—	—	—
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—
Possible Multiple Residential Allotment	—	—	—	—	—	—
Subtotal						
28m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—
Subtotal						
30m Deep Product						
Villa Allotment	10 x 30m	300m²	—	4	—	4
Premium Villa Allotment	12.5 x 30m	375m²	—	8	10	18
Courtyard Allotment	14 x 30m	420m²	7	7	11	25
Traditional Allotment	20 x 30m	600m²	8	3	9	20
Premium Traditional Allotment	24 x 30m	720m²	9	3	5	17
Possible Multiple Residential Allotment	—	—	1	1	3	5
Subtotal				25	26	38
Total Residential Allotments				25	26	38
Residential Net Density				8.3 dw/ha	12.6 dw/ha	12.0 dw/ha
Super Lots						
Commercial Allotment						
Community Facility						
Balance Super Allotments				1	1	2
Sub Total				1	1	2
Total Allotments				26	27	38
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)				26	28	44



PLANS AND DOCUMENTS
referred to in the F&A
DEVELOPMENT APPROVAL

Approval No: DEV2012/403
Date: 22 May 2020



Land Budget Stage 4				
Land Use	Stage 4D	Stage 4I	Overall	%
Area of Subject Site	4.441 ha	3.234 ha	7.675 ha	100.0%
Saleable Area				
Residential Allotments	2.499 ha	2.178 ha	4.677 ha	60.9%
Commercial Allotment	—	—	—	0.0%
Balance Super Allotments	0.201 ha	—	0.201 ha	2.6%
Community Facility	—	—	—	0.0%
Total Area of Allotments	2.700 ha	2.178 ha	4.878 ha	63.6%
Road				
Collector Road	0.718 ha	—	0.718 ha	9.4%
Local Road	0.978 ha	0.978 ha	1.956 ha	25.5%
Linear Connections	0.045 ha	0.078 ha	0.123 ha	1.6%
Entry Statements	—	—	—	0.0%
Total Area of New Road	1.741 ha	1.056 ha	2.797 ha	36.4%
Open Space				
Corridor Park	—	—	—	0.0%
Conservation (Wetland/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 4					
Residential Allotments		Stage 4D	Stage 4I	Overall	
Urban & Nano Allotments Product					
Urban Loft	4.7 x 11.5m 50m²	—	—	—	0.0%
Urban Allotments	7.5 x 10m 120m²	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m 170m²	—	—	—	0.0%
Subtotal		—	—	—	0.0%
16m Deep Product					
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	—	1	1	1.0%
Premium Courtyard Allotment	16 x 25m 400m²	—	—	—	0.0%
Premium Traditional Allotment	20 x 25m 500m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	0.0%
Subtotal		—	1	1	1.0%
28m Deep Product					
Terrace 7.5m Allotment	7.5 x 28m 210m²	—	5	5	4.8%
Terrace 9.5m Allotment	9.5 x 28m 265m²	—	2	2	1.9%
Subtotal		—	7	7	6.7%
30m Deep Product					
Villa Allotment	10 x 30m 300m²	11	9	20	19.0%
Premium Villa Allotment	12.5 x 30m 375m²	13	15	28	26.7%
Courtyard Allotment	14 x 30m 420m²	18	12	30	28.6%
Traditional Allotment	20 x 30m 600m²	10	3	13	12.4%
Premium Traditional Allotment	24 x 30m 720m²	1	3	4	3.8%
Possible Multiple Residential Allotment	—	1	1	2	1.9%
Subtotal		54	43	97	92.4%
Total Residential Allotments		54	51	105	100%
Residential Net Density		15.3 dw/ha	15.8 dw/ha		
Super Lots					
Commercial Allotment					
Community Facility					
Balance Super Allotments					
Sub Total					
Total Allotments		55	51	106	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)		56	53	109	
Maximum Potential Net Residential Density		15.9 dw/ha	16.4 dw/ha		

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
E. 17/06/2019 Stage 2-5 Layout Amendments
F. 15/07/2019 Stage 2-5 Layout Amendments
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Adjoining information: DCDB.
Contours: Bradshires.

Legend

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

Scale 1:1000 @ A1

0 5 10 20 30 40 50 60

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PROJECT

Flagstone Precinct 1

Plan of Subdivision Stage 4D & I Allotment Layout

Date: 11 March 2020
Comp By: WNW / JC / MD
Checked By: DG / MD
DWG Name: Precinct 1 Stage 4
Job Ref: 110056
Local Authority: Economic Development Queensland

Locality: Flagstone

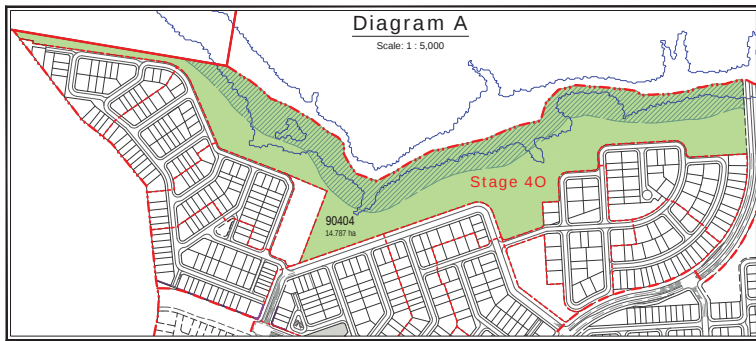
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Plan Ref: 110056 - 395 Rev I

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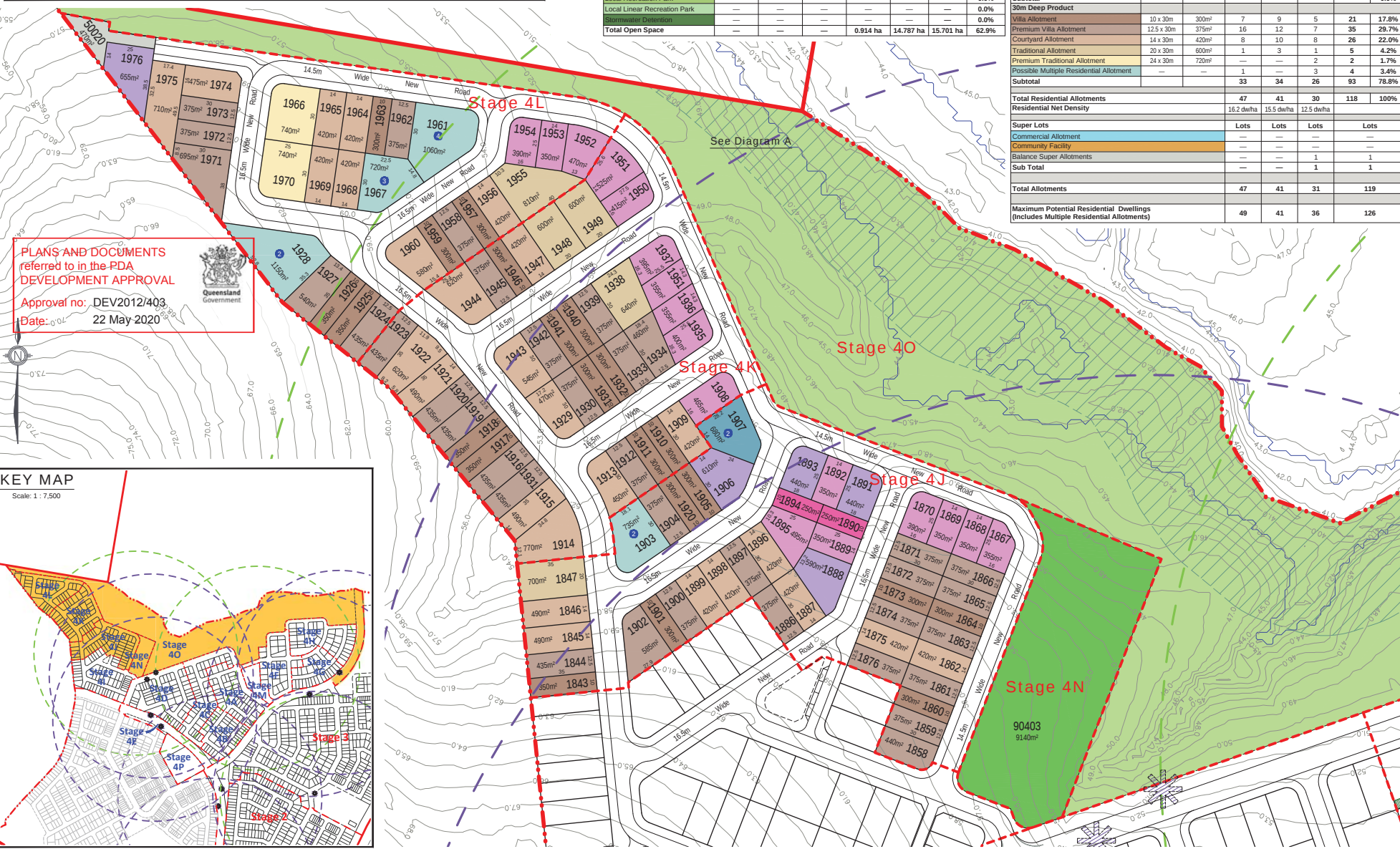
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Land Use	Land Budget Stage 4					
	Stage 4J	Stage 4K	Stage 4L	Stage 4N	Stage 4O	Overall
Area of Subject Site	2.893 ha	2.640 ha	2.444 ha	0.914 ha	16.088 ha	24.979 ha
Saleable Area						
Residential Allotments	1.935 ha	1.776 ha	1.575 ha	—	5.286 ha	21.2%
Commercial Allotment	—	—	—	—	—	0.0%
Balance Super Allotments	—	—	0.047 ha	—	0.047 ha	0.2%
Community Facility	—	—	—	—	—	0.0%
Total Area of Allotments	1.935 ha	1.776 ha	1.622 ha	—	5.333 ha	21.3%
Road						
Collector Road	—	—	—	1.301 ha	1.301 ha	5.2%
Local Road	0.958 ha	0.864 ha	0.822 ha	—	2.644 ha	10.6%
Linear Connections	—	—	—	—	—	0.0%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	0.958 ha	0.864 ha	0.822 ha	1.301 ha	3.945 ha	15.8%
Open Space						
Corridor Park	—	—	—	14.787 ha	14.787 ha	59.2%
Conservation (Within Corridor Park)	—	—	—	6.357 ha	6.357 ha	—
District Recreation Park	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.914 ha	0.914 ha	3.7%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Stamen Recreation	—	—	—	—	—	0.0%
Total Open Space	—	—	—	0.914 ha	14.787 ha	15.701 ha
						62.9%

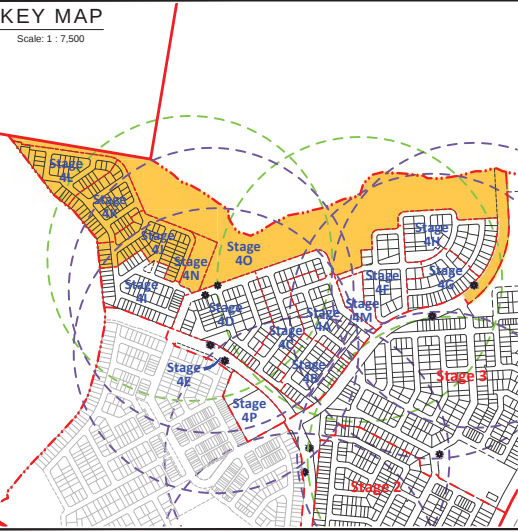
Residential Allotments	Yield Breakdown Stage 4					Overall
	Typical Size	Typical Area	Stage 4J	Stage 4K	Stage 4L	
Urban & Nano Allotments Product						
Urban Loft	4.7 x 11.5m	50m²	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	0.0%
Subtotal			—	—	—	0.0%
16m Deep Product						
Spinal 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	—	—	2 1.7%
Courtyard Allotment	14 x 25m	350m²	7	7	3	17 14.4%
Premium Courtyard Allotment	16 x 25m	400m²	4	—	1	5 4.2%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	1	—	—	1 0.8%
Subtotal			14	7	4	25 21.2%
28m Deep Product						
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	7	9	5	21 17.8%
Premium Villa Allotment	12.5 x 30m	375m²	16	12	7	35 28.7%
Courtyard Allotment	14 x 30m	420m²	8	10	8	26 22.0%
Traditional Allotment	20 x 30m	600m²	1	3	1	5 4.2%
Premium Traditional Allotment	24 x 30m	720m²	—	—	2	2 1.7%
Possible Multiple Residential Allotment	—	—	1	—	3	4 3.4%
Subtotal			33	34	26	93 78.8%
Total Residential Allotments			47	41	30	118 100%
Residential Net Density			16.2 dw/ha	15.5 dw/ha	12.5 dw/ha	
Super Lots						
Commercial Allotment	—	—	—	—	—	—
Community Facility	—	—	—	—	—	—
Balance Super Allotments	—	—	—	—	1	1
Sub Total			—	—	1	1
Total Allotments			47	41	31	119
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)			48	41	36	126



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 22 May 2020



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
E: 17/06/2019 Stage 2-5 Layout Amendments
F: 15/07/2019 Stage 2-5 Layout Amendments
G: 24/07/2019 Incorporate EQO Feedback
H: 23/09/2019 Stage 2-5 Layout Amendments
I: 11/03/2020 Road and Bus Stops Updates

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: Bradshires

Legend

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

Scale 1 : 1000 @ A1

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4J, K, L, N & O
Allotment Layout

Date: 11 March 2020
Comp By: WNW / JC / MD
Checked By: DG / MD
DWG Name: Precinct 1 Stage 4
Job Ref: 110056
Local Authority: Economic Development Queensland

Locality: Flagstone

Scale: 1 : 1000 Sheet: A1
Plan Ref: 110056 - 396 Rev: I

URBAN DESIGN
Level 4 HQ South
301 Westmore Street
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W rpsgroup.com

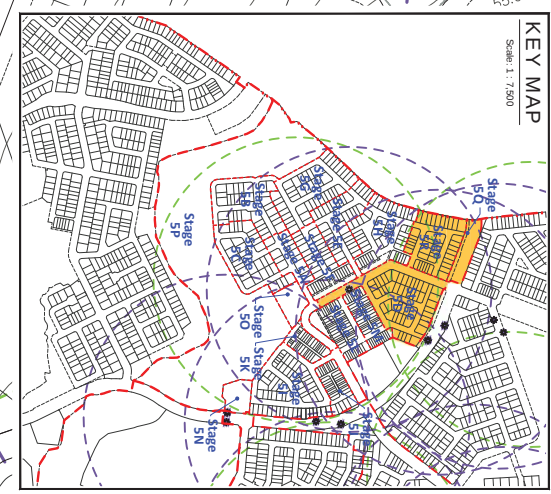
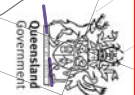
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012403

Date: 22 May 2020



Yield Breakdown			
Residential Allotments	Typical Size	Stage	Overall
Urban & Nano Allotments Product	4.7 x 12.5m	—	—
Urban Allotments	50m ²	—	0.0%
Urban Allotments	7.5 x 16m	—	0.0%
Urban Terrace	6.2 x 27.5m	—	0.0%
Subtotal	—	—	0.0%
1km Deep Product	14 x 16m	2	2.2%
Subtotal	—	—	2.2%
2km Deep Product	21.3m ²	—	4.3%
Via Allotment	8.5 x 25m	—	7.6%
Via Allotment	10 x 25m	4	3
Centred Allotment	14 x 25m	3	6
Perimeter Centred Allotment	16 x 25m	2	1
Perimeter Traditional Allotment	20 x 25m	—	1.1%
Reserve Allotment	—	1	1
Subtotal	—	12	21
2km - 3km Deep Product	4.5 x 28m	—	0.0%
Terrace 4.5m Allotment	126m ²	—	0.0%
Terrace 6.5m Allotment	185m ²	—	0.0%
Terrace 7.5m Allotment	210m ²	—	4.3%
Terrace 9.5m Allotment	285m ²	—	2.2%
Subtotal	—	6	6.5%
3km Deep Product	10 x 30m	8	2
Via Allotment	12.5 x 30m	15	9
Premium Via Allotment	14 x 30m	24	24
Centred Allotment	20 x 30m	11	10
Perimeter Centred Allotment	25 x 30m	5	3
Reserve Allotment	—	—	0.0%
Subtotal	—	39	63
Possible Multiple Residential Allotment	—	—	64.5%
Total Residential Allotments	—	—	—
Residential Net Density	50	120	92
Maximum Potential Net Residential Density	17.0 dw/ha	18.3 dw/ha	100.0%

Land Use	Land Budget				Overall
	Stage 5D Area	Stage 5R Area	Stage 5Q Area	Area %	%
Area of Subject Site	3,800 ha	2,327 ha	0.785 ha	6,992 ha	100.0%
Residential Area	2,133 ha	1,672 ha	—	3,805 ha	54.4%
Area of Allotments	—	—	—	—	0.0%
Maximum Density Allotment	—	—	—	—	0.0%
Balance Stage Allotments	2,133 ha	1,672 ha	—	3,805 ha	54.4%
Total Area of Allotments	2,133 ha	1,672 ha	—	3,805 ha	54.4%
Road	—	—	0.621 ha	1,559 ha	22.3%
Collector Road	0.380 ha	0.809 ha	0.655 ha	1,644 ha	20.9%
Local Road	—	—	—	—	0.0%
Linear Connections	—	—	0.164 ha	0.164 ha	2.3%
Entry Staircases	—	—	—	—	0.0%
Total Area of New Road	1/247 ha	0.655 ha	0.785 ha	3,187 ha	45.6%
Open Space	—	—	—	—	0.0%
Central Park (City Centre Park)	—	—	—	—	0.0%
Direct Recreation Park	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Stormwater Drainage	—	—	—	—	0.0%
Total Open Space	—	—	—	—	0.0%

Legend

- Site Boundary
- Proposed Site Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Intended Bus Stop
- Indicative In-Line Bus Stop
- Location
- Bus Stop Catchment (400m)
- Park 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. The boundaries shown on this plan should not be used for final detailed engineering design.

Source Information: Digitally generated Survey Plans (V96).

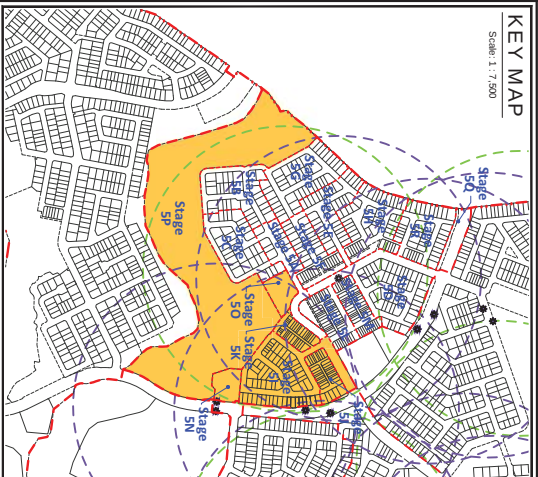
Adopting Information: OC08.

Contours: Metres.

Scale: 1:750 @ A1

Scale: 0 5 10 20 30 40 50

Scale: 1 : 7,500



Elite Boundaries

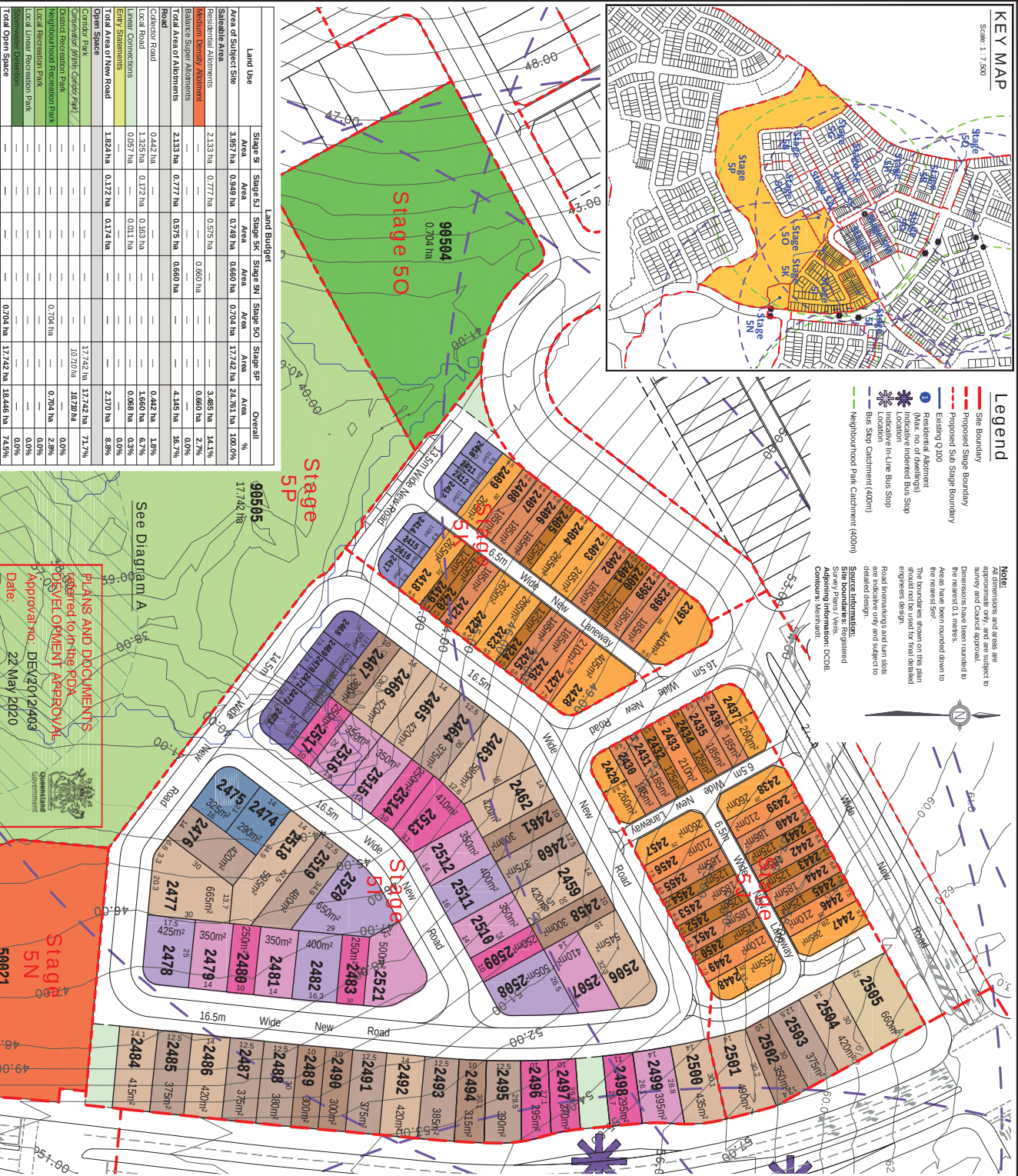
-  site boundary
-  Proposed Stage Boundary
-  Proposed Sub-Stage Boundary
-  Existing 2100
-  Residential Allotment
(Max. no. of dwellings)
-  Indicative Indented Bus Stop
Location
-  Indicative In-Line Bus Stop
Location
-  Bus Stop Catchment (400m)
-  Neighbourhood Park Catchment

Note: All dimensions and areas are approximate only, and are subject to change without notice. Survey and Council approval. Dimensions have been rounded to the nearest 0.1 meters. Areas have been rounded down to the nearest sqm.

The boundaries shown on this map should not be used for final development engineers design.

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

Source Information:
Site boundaries: Registered Survey Plans/Vers.
Containing Information: DCDB
Adopting: Werribee.



	Land Budget										Overall
	Stage S1		Stage S2		Stage S3		Stage S4		Stage S5		
	Area	Area	Area	Area	Area	Area	Area	Area	Area	%	
Land Use	—	—	—	—	—	—	—	—	—	—	—
Area of Subject Site	3,957 ha	0.949 ha	0.749 ha	0.650 ha	0.650 ha	0.704 ha	17,742 ha	24,761 ha	100.0%	—	—
Residential Allowance	2,133 ha	0.777 ha	0.575 ha	—	—	—	—	3,455 ha	14.1%	—	—
Medium Density Residential	—	—	—	—	0.650 ha	—	—	0.650 ha	2.7%	—	—
Balance Super Allowance	—	—	—	—	0.650 ha	—	—	4,415 ha	16.7%	—	—
Area of Allowance	2,133 ha	0.777 ha	0.575 ha	0.650 ha	—	—	—	—	—	—	—
Collector Road	0.442 ha	—	—	—	—	—	—	0.442 ha	1.8%	—	—
Local Road	1,325 ha	0.127 ha	—	—	—	—	—	1,650 ha	6.7%	—	—
Linear Connections	0.057 ha	—	0.011 ha	—	—	—	—	0.068 ha	0.3%	—	—
Empty Statements	—	—	—	—	—	—	—	—	0.0%	—	—
Total Area of New Road	1,824 ha	0.172 ha	0.174 ha	—	—	—	—	2,170 ha	8.8%	—	—
Open Space	—	—	—	—	—	—	—	—	—	—	—
Central Park	—	—	—	—	—	—	—	17,742 ha	71.7%	—	—
Residential (Within Central Park)	—	—	—	—	—	—	—	10,709 ha	40.8%	—	—
Public Recreation (Within Central Park)	—	—	—	—	—	—	—	—	0.0%	—	—
Local Recreation Park	—	—	—	—	—	0.704 ha	—	0.704 ha	2.8%	—	—
Local Linear Recreation Park	—	—	—	—	—	—	—	—	0.0%	—	—
Intermediate Open Space	—	—	—	—	—	—	—	—	0.0%	—	—
Total Open Space	—	—	—	—	—	0.704 ha	17,742 ha	18,446 ha	74.5%	—	—

[illegible]

Yield Breakdown							Overall			
Residential Allowments		Typical Size	Typical Area	Stage 5I	Stage 5J	Stage 5K	Stage 5N			
Urban & Nano Allowments Product										
Urban Loft		4.7 x 12.5m	50m²	—	—	8	—	6.6%		
Urban Apartments		7.5 x 16m	120m²	6	—	—	8	4.8%		
Urban Terrace		6.2 x 27.5m	170m²	—	—	—	—	0.0%		
Urban Deep Product		—	—	6	—	8	—	11.2%		
Subtotal		—	—	—	—	—	14	—		
Single Attached		14 x 15m	220m²	2	—	—	—	2	1.6%	
Subtotal		—	—	2	—	—	—	2	1.6%	
25m Deep Product										
Wick Apartment		8.5 x 25m	213m²	—	—	—	—	—	0.0%	
Villa Apartment		10 x 26m	250m²	9	—	—	—	9	7.2%	
Courtyard Apartment		14 x 25m	350m²	9	—	7	—	9	7.2%	
Premium Courtyard Apartment		16 x 25m	400m²	5	—	—	—	5	4.0%	
Premium Traditional Apartment		20 x 25m	500m²	—	—	—	—	—	0.0%	
Possible Single Residential Apartment		—	—	—	—	—	—	—	0.0%	
Subtotal		—	—	23	—	—	—	23	16.4%	
25m + 30m Deep Product										
Terrace 4.5m Apartment		4.5 x 25m	120m²	—	8	—	6	—	11.2%	
Terrace 6.5m Apartment		6.6 x 25m	168m²	—	10	—	9	—	14	15.2%
Terrace 7.5m Apartment		7.5 x 25m	210m²	—	5	—	8	—	6	4.8%
Subtotal		9.5 x 28m	265m²	—	6	8	1	—	14	11.2%
30m Deep Product										
Villa Apartment		10 x 30m	300m²	6	—	—	—	—	7	5.6%
Premium Villa Apartment		12.5 x 32m	375m²	1	—	—	—	—	1	0.8%
Courtyard Apartment		14 x 30m	426m²	12	—	—	—	—	14	11.2%
Premium Courtyard Apartment		16 x 30m	500m²	2	—	—	—	—	2	1.6%
Premium Traditional Apartment		20 x 30m	600m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Apartment		—	—	—	—	—	—	—	—	0.0%
Subtotal		—	—	28	5	—	—	—	33	26.4%

Diagram A

Scale: 1:5,000

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REVISION		PROJECT		CLIENT		Scale	
A. 24/01/21 Proposed Site Strategy & Core Plan		Flagstone Precinct 1					
B. 24/01/21 Proposed Layout		11 March 2020					
C. 03/12/21 Partner in situ Amendments		Plan of Subdivision					
D. 03/12/21 Partner in situ Amendments		Stage 5, J, K, N, O & P					
E. 07/03/2019 Partner in situ Amendments		Allotment Layout					
F. 07/03/2019 Partner in situ Amendments		Comp By: WW/CMD		Sheet		Rev	
G. 15/07/2019 Amended Layout		DWD Name: Precinct 1 Stage 5		Plan Ref		1	
H. 22/09/2019 Comp. & Rev.		CMA By: DGM		Locality: Flagstone		110056 - 408	
I. 11/03/2020 Head and Bus Stops Updates		Local Authority: Economic Development Queensland					



Yield Breakdown

1	1
---	---

Total Area of AllotmentTotal Open Space

engineers design.

are indicative only and subject to

Site boundaries: Registered

Contours: Meinhardt.

1

1003

1

Plan of Subdivision

• • • • •

Age Group	Percentage
0-10	10%
11-20	15%
21-30	25%
31-40	20%
41-50	15%
51-60	10%
61-70	5%
71+	5%

10

100

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Sheet

— 100 —

1

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Plan Ret

1

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Rev

1