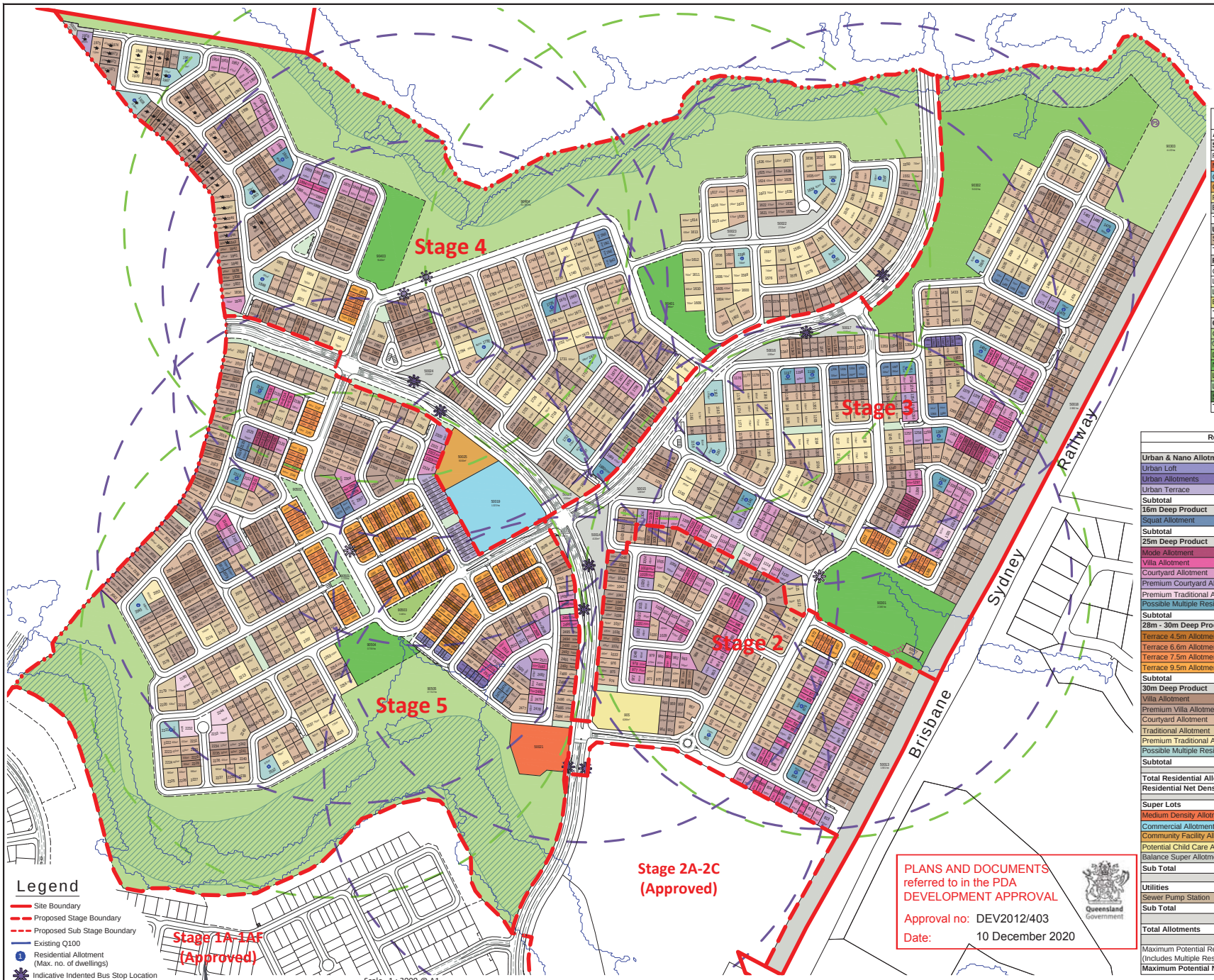

Land Budget Stages 2 – 5

Land Use	Stage 2 Area	Stage 3 Area	Stage 4 Area	Stage 5 Area	Overall Area	Overall %
Area of Subject Site	**16.883 ha**	**47.116 ha**	**54.976 ha**	**50.968 ha**	**169.943 ha**	**100.0%**
Saleable Area						
Residential Allotments	9.636 ha	19.742 ha	21.369 ha	19.663 ha	70.410 ha	41.4%
Medium Density Allotment	—	—	—	0.665 ha	0.665 ha	0.4%
Commercial Allotment	—	—	1.324 ha	—	1.324 ha	0.8%
Community Facility Allotment	—	—	0.500 ha	—	0.500 ha	0.3%
Potential Child Care Allotment	0.628 ha	—	—	—	0.628 ha	0.4%
Balance Super Allotments	1.581 ha	3.822 ha	0.747 ha	—	6.150 ha	3.6%
Total Area of Allotments	**11.845 ha**	**23.564 ha**	**23.940 ha**	**20.328 ha**	**79.677 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	1.502 ha	4.238 ha	4.559 ha	2.432 ha	12.731 ha	7.5%
Local Road	3.465 ha	7.612 ha	9.528 ha	8.745 ha	29.350 ha	17.3%
Linear Connections	0.071 ha	0.178 ha	0.359 ha	0.459 ha	1.067 ha	0.6%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	**5.038 ha**	**12.028 ha**	**14.446 ha**	**11.636 ha**	**43.148 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*	
District 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								
Urban Loft	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	19	64	4%
Courtyard Allotment	14 x 25m	350m²	41	37	22	18	118	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	32	49	56	45	182	11%
Premium Villa Allotment	12.5 x 30m	375m²	33	92	113	81	319	19%
Courtyard Allotment	14 x 30m	420m²	51	94	113	109	367	22%
Traditional Allotment	20 x 30m	600m²	19	55	64	43	181	11%
Premium Traditional Allotment	25 x 30m	720m²	—	21	32	10	63	4%
Possible Multiple Residential Allotment	—	—	1	4	14	3	22	1%
Subtotal			**136**	**315**	**392**	**291**	**1134**	**68%**
Total Residential Allotments			**237**	**436**	**438**	**545**	**1656**	**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			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	1	1	
Commercial Allotment			—	—	1	—	1	
Community Facility Allotment			—	—	1	—	1	
Potential Child Care Allotment			1	—	—	—	1	
Balance Super Allotments			1	6	5	—	12	
Sub Total			**2**	**6**	**7**	**1**	**16**	
Utilities								
Sewer Pump Station			—	1	—	—	**1**	
Sub Total			**—**	**1**	**—**	**—**	**1**	
Total Allotments			**239**	**443**	**445**	**546**	**1673**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**240**	**455**	**466**	**554**	**1715**	
Maximum Potential Net Residential Density			18.2 dw/ha	15.2 dw/ha	14.1 dw/ha	18.4 dw/ha	**16.1 dw/ha**	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

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

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 / Veris.
Adjoining information: DCDB.
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
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J: 07/10/2020 Stage 2 & 5 Layout Amendments
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stages 2-5
Chk'd By.	DG / MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT: PEET

Plan of Subdivision
Stages 2 – 5
Overall Allotment Layout

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URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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Scale	Sheet	Plan Ref	Rev
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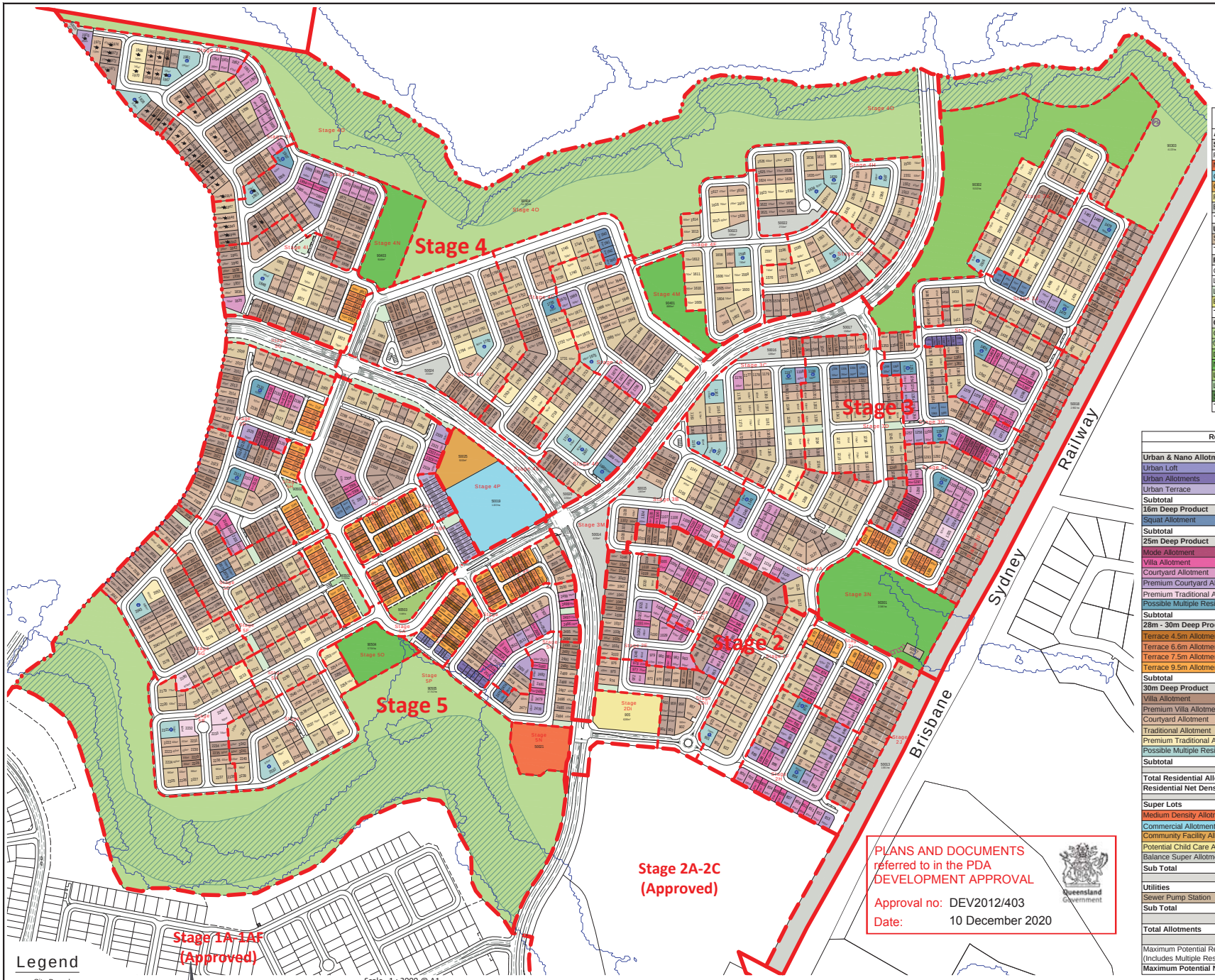

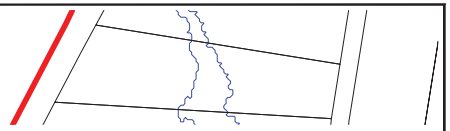

Land Budget Stages 2 – 5

Land Use	Stage 2 Area	Stage 3 Area	Stage 4 Area	Stage 5 Area	Overall Area	Overall %
Area of Subject Site	**16.883 ha**	**47.116 ha**	**54.976 ha**	**50.968 ha**	**169.943 ha**	**100.0%**
Saleable Area						
Residential Allotments	9.636 ha	19.742 ha	21.369 ha	19.663 ha	70.410 ha	41.4%
Medium Density Allotment	—	—	—	0.665 ha	0.665 ha	0.4%
Commercial Allotment	—	—	1.324 ha	—	1.324 ha	0.8%
Community Facility Allotment	—	—	0.500 ha	—	0.500 ha	0.3%
Potential Child Care Allotment	0.628 ha	—	—	—	0.628 ha	0.4%
Balance Super Allotments	1.581 ha	3.822 ha	0.747 ha	—	6.150 ha	3.6%
Total Area of Allotments	**11.845 ha**	**23.564 ha**	**23.940 ha**	**20.328 ha**	**79.677 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	1.502 ha	4.238 ha	4.559 ha	2.432 ha	12.731 ha	7.5%
Local Road	3.465 ha	7.612 ha	9.528 ha	8.745 ha	29.350 ha	17.3%
Linear Connections	0.071 ha	0.178 ha	0.359 ha	0.459 ha	1.067 ha	0.6%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	**5.038 ha**	**12.028 ha**	**14.446 ha**	**11.636 ha**	**43.148 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*	
District Recreation Park	—	5.010 ha	—	—	5.010 ha	2.9%
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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								
Urban Loft	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	19	64	4%
Courtyard Allotment	14 x 25m	350m²	41	37	22	18	118	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%
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30m Deep Product								
Villa Allotment	10 x 30m	300m²	32	49	56	45	182	11%
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Total Residential Allotments			**237**	**436**	**438**	**545**	**1656**	**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			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	1	1	
Commercial Allotment			—	—	1	—	1	
Community Facility Allotment			—	—	1	—	1	
Potential Child Care Allotment			1	—	—	—	1	
Balance Super Allotments			1	6	5	—	12	
Sub Total			**2**	**6**	**7**	**1**	**16**	
Utilities								
Sewer Pump Station			—	1	—	—	**1**	
Sub Total			**—**	**1**	**—**	**—**	**1**	
Total Allotments			**239**	**443**	**445**	**546**	**1673**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**240**	**455**	**466**	**554**	**1715**	
Maximum Potential Net Residential Density			18.2 dw/ha	15.2 dw/ha	14.1 dw/ha	18.4 dw/ha	**16.1 dw/ha**	

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Residential Allotment (Max. no. of dwellings)
- (PS) 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.

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Areas have been rounded down to the nearest 5m².

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Scale 1 : 3000 @ A1

0 15 30 60 90 120 150 180

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L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stages 2-5
Chk'd By.	DG / MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT
PEET

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

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Scale	Sheet	Plan Ref	Rev
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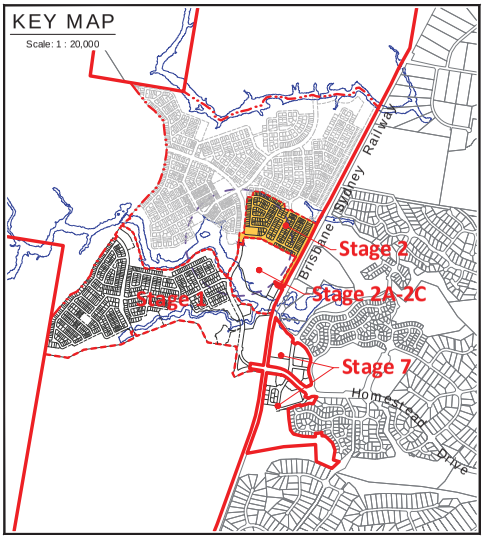

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

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:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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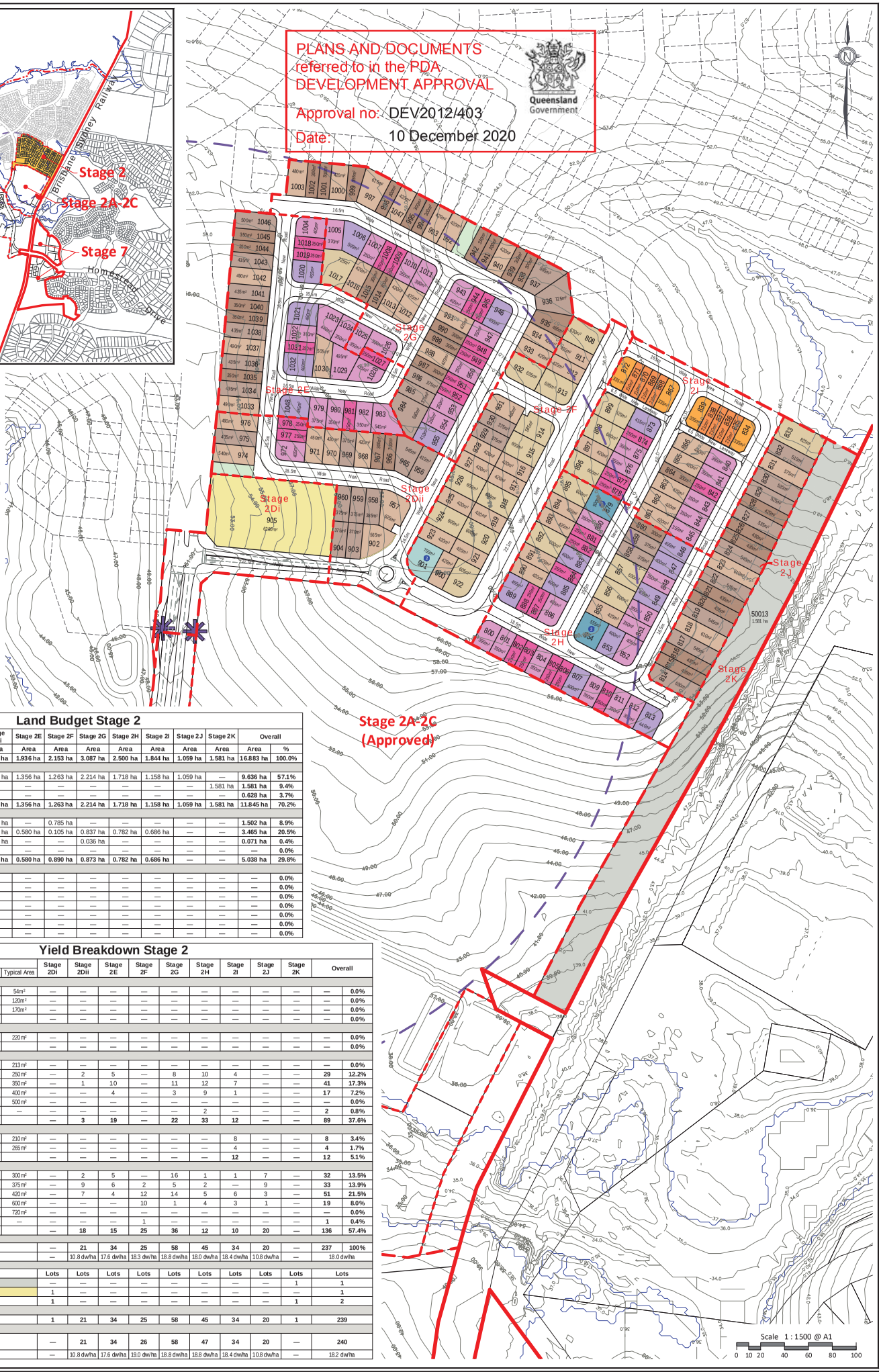

Land Budget Stage 2

Land Use	Stage 2Di Area	Stage 2Dii Area	Stage 2E Area	Stage 2F Area	Stage 2G Area	Stage 2H Area	Stage 2I Area	Stage 2J Area	Stage 2K Area	Overall Area	Overall %
Area of Subject Site	**1.167 ha**	**1.556 ha**	**1.936 ha**	**2.153 ha**	**3.087 ha**	**2.500 ha**	**1.844 ha**	**1.059 ha**	**1.581 ha**	**16.883 ha**	**100.0%**
Saleable Area											
Residential Allotments	—	0.868 ha	1.356 ha	1.263 ha	2.214 ha	1.718 ha	1.158 ha	1.059 ha	—	**9.636 ha**	**57.1%**
Balance Super Allotments	—	—	—	—	—	—	—	—	1.581 ha	**1.581 ha**	**9.4%**
Potential Child Care Allotment	0.628 ha	—	—	—	—	—	—	—	—	**0.628 ha**	**3.7%**
Total Area of Allotments	**0.628 ha**	**0.868 ha**	**1.356 ha**	**1.263 ha**	**2.214 ha**	**1.718 ha**	**1.158 ha**	**1.059 ha**	**1.581 ha**	**11.845 ha**	**70.2%**
Road											
Collector Road	0.539 ha	0.178 ha	—	0.785 ha	—	—	—	—	—	**1.502 ha**	**8.9%**
Local Road	—	0.475 ha	0.580 ha	0.105 ha	0.837 ha	0.782 ha	0.686 ha	—	—	**3.465 ha**	**20.5%**
Linear Connections	—	0.035 ha	—	—	0.036 ha	—	—	—	—	**0.071 ha**	**0.4%**
Entry Statements	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.539 ha**	**0.688 ha**	**0.580 ha**	**0.890 ha**	**0.873 ha**	**0.782 ha**	**0.686 ha**	**—**	**—**	**5.038 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 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Stage 2H	Stage 2I	Stage 2J	Stage 2K	Overall	
Urban & Nano Allotments Product													
Urban Loft	4.7 x 11.5m	54m²	—	—	—	—	—	—	—	—	—	**—**	**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													
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	—	2	5	—	8	10	4	—	—	**29**	**12.2%**
Courtyard Allotment	14 x 25m	350m²	—	1	10	—	11	12	7	—	—	**41**	**17.3%**
Premium Courtyard Allotment	16 x 25m	400m²	—	—	4	—	3	9	1	—	—	**17**	**7.2%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	2	—	—	—	**2**	**0.8%**
Subtotal			**—**	**3**	**19**	**—**	**22**	**33**	**12**	**—**	**—**	**89**	**37.6%**
28m Deep Product													
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	8	—	—	**8**	**3.4%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	4	—	—	**4**	**1.7%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**—**	**12**	**—**	**—**	**12**	**5.1%**
30m Deep Product													
Villa Allotment	10 x 30m	300m²	—	2	5	—	16	1	1	7	—	**32**	**13.5%**
Premium Villa Allotment	12.5 x 30m	375m²	—	9	6	2	5	2	—	9	—	**33**	**13.9%**
Courtyard Allotment	14 x 30m	420m²	—	7	4	12	14	5	6	3	—	**51**	**21.5%**
Traditional Allotment	20 x 30m	600m²	—	—	—	10	1	4	3	1	—	**19**	**8.0%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	—	—	—	—	**1**	**0.4%**
Subtotal			**—**	**18**	**15**	**25**	**36**	**12**	**10**	**20**	**—**	**136**	**57.4%**
Total Residential Allotments			**—**	**21**	**34**	**25**	**58**	**45**	**34**	**20**	**—**	**237**	**100%**
Residential Net Density			—	10.8 dw/ha	17.6 dw/ha	18.3 dw/ha	18.8 dw/ha	18.0 dw/ha	18.4 dw/ha	10.8 dw/ha	—	18.0 dw/ha	
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Balance Super Allotments			—	—	—	—	—	—	—	—	1	**1**	
Potential Child Care Allotment			1	—	—	—	—	—	—	—	—	**1**	
Sub Total			**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**2**	
Total Allotments			**1**	**21**	**34**	**25**	**58**	**45**	**34**	**20**	**1**	**239**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**—**	**21**	**34**	**26**	**58**	**47**	**34**	**20**	**—**	**240**	
Maximum Potential Net Residential Density			—	10.8 dw/ha	17.6 dw/ha	19.0 dw/ha	18.8 dw/ha	18.8 dw/ha	18.4 dw/ha	10.8 dw/ha	—	18.2 dw/ha	

REVISION
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C: 22/02/2019 Further Issues Amendments
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L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WNW/JC/MD	DWG Name.	Precinct 1 Stage 2
Chk'd By.	DG / MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT: PEET

Plan of Subdivision
Stage 2 Overall
Allotment Layout

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URBAN DESIGN
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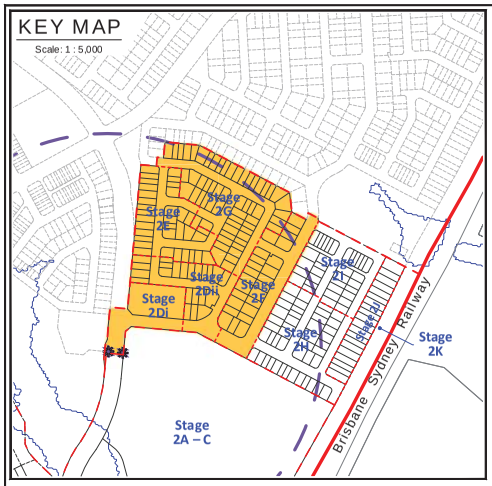
Scale	Sheet	Plan Ref	Rev
1 : 1500	A1	110056 – 375	L



Land Budget Stage 2

Land Use	Stage 2Di Area	Stage 2Dii Area	Stage 2E Area	Stage 2F Area	Stage 2G Area	Overall Area	Overall %
Area of Subject Site	**1.167 ha**	**1.556 ha**	**1.936 ha**	**2.153 ha**	**3.087 ha**	**9.899 ha**	**100.0%**
Saleable Area							
Residential Allotments	—	0.868 ha	1.356 ha	1.263 ha	2.214 ha	**5.701 ha**	**57.6%**
Balance Super Allotments	—	—	—	—	—	—	**0.0%**
Potential Child Care Allotment	0.628 ha	—	—	—	—	**0.628 ha**	**6.3%**
Total Area of Allotments	**0.628 ha**	**0.868 ha**	**1.356 ha**	**1.263 ha**	**2.214 ha**	**6.329 ha**	**63.9%**
Road							
Collector Road	0.539 ha	0.178 ha	—	0.785 ha	—	**1.502 ha**	**15.2%**
Local Road	—	0.475 ha	0.580 ha	0.105 ha	0.837 ha	**1.997 ha**	**20.2%**
Linear Connections	—	0.035 ha	—	—	0.036 ha	**0.071 ha**	**0.7%**
Entry Statements	—	—	—	—	—	—	**0.0%**
Total Area of New Road	**0.539 ha**	**0.688 ha**	**0.580 ha**	**0.890 ha**	**0.873 ha**	**3.570 ha**	**36.1%**
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

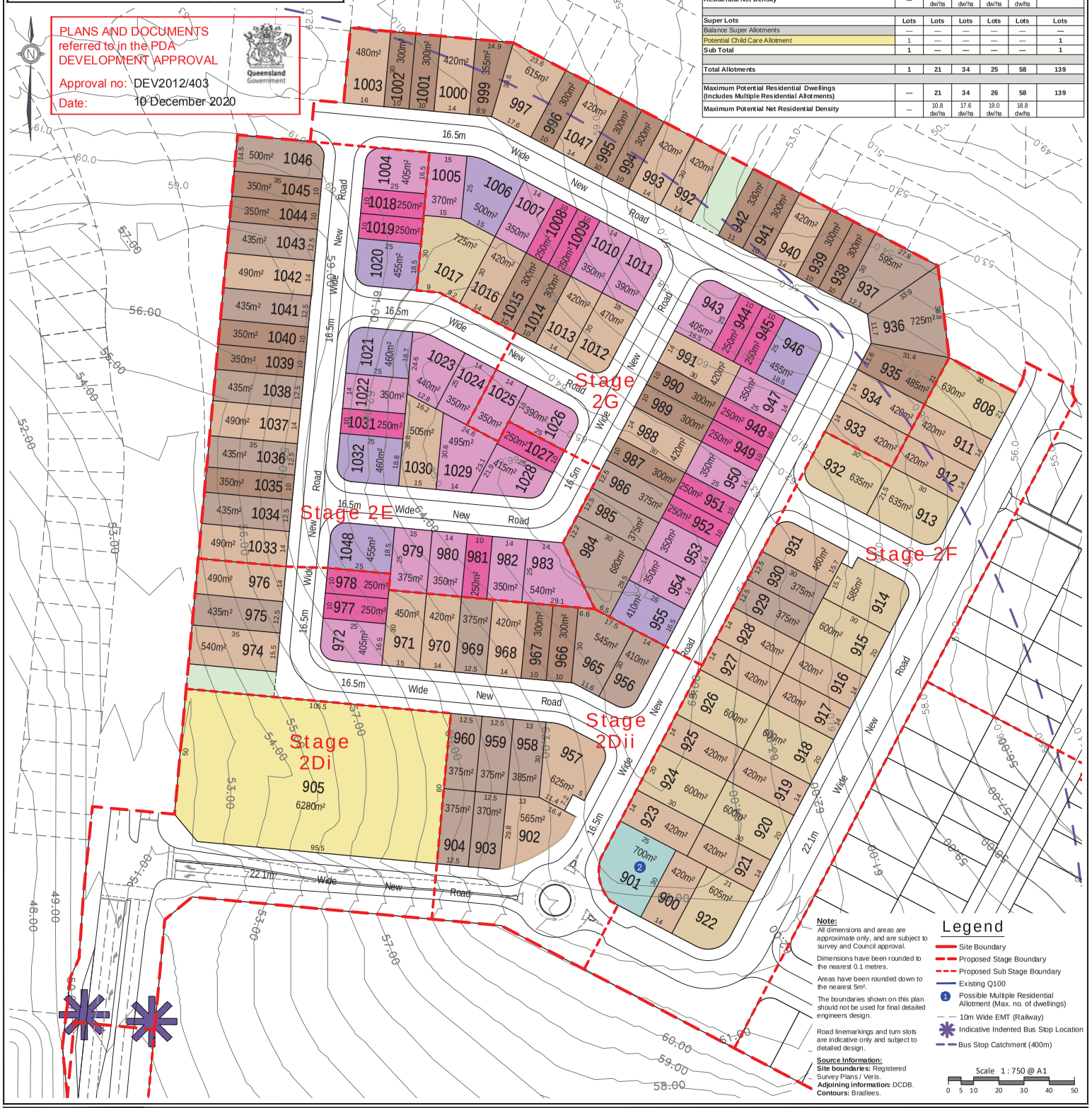
Residential Allotments	Typical Size	Typical Area	Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Overall	
Urban & Nano Allotments Product									
Urban Loft	4.7 x 11.5m	54m²	—	—	—	—	—	—	**0.0%**
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	**0.0%**
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	**0.0%**
Subtotal			—	—	—	—	—	—	**0.0%**
16m Deep Product									
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	—	2	5	—	8	**15**	**10.9%**
Courtyard Allotment	14 x 25m	350m²	—	1	10	—	11	**22**	**15.9%**
Premium Courtyard Allotment	16 x 25m	400m²	—	—	4	—	3	**7**	**5.1%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	**0.0%**
Subtotal			—	**3**	**19**	—	**22**	**44**	**31.9%**
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	—	2	5	—	16	**23**	**16.7%**
Premium Villa Allotment	12.5 x 30m	375m²	—	9	6	2	5	**22**	**15.9%**
Courtyard Allotment	14 x 30m	420m²	—	7	4	12	14	**37**	**26.8%**
Traditional Allotment	20 x 30m	600m²	—	—	—	10	1	**11**	**8.0%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	**1**	**0.7%**
Subtotal			—	**18**	**15**	**25**	**36**	**94**	**68.1%**
Total Residential Allotments			—	**21**	**34**	**25**	**58**	**138**	**100%**
Residential Net Density			—	10.8 dw/ha	17.6 dw/ha	18.3 dw/ha	18.8 dw/ha		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	
Balance Super Allotments			—	—	—	—	—	—	
Potential Child Care Allotment			1	—	—	—	—	**1**	
Sub Total			**1**	—	—	—	—	**1**	
Total Allotments			**1**	**21**	**34**	**25**	**58**	**139**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			—	**21**	**34**	**26**	**58**	**139**	
Maximum Potential Net Residential Density			—	10.8 dw/ha	17.6 dw/ha	19.0 dw/ha	18.8 dw/ha		

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government



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 / Veris.
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

0 5 10 20 30 40 50

REVISION
A: 31/07/18 Amend Sub-Staging & Open Space
B: 21/11/2018 Further Issues Amendments
C: 22/02/2019 Further Issues Amendments
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PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WNW/JC/MD	DWG Name.	Precinct 1 Stage 2
Chk'd By.	DG / MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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Plan of Subdivision
Stage 2D – 2G
Allotment Layout

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Scale	Sheet	Plan Ref	Rev
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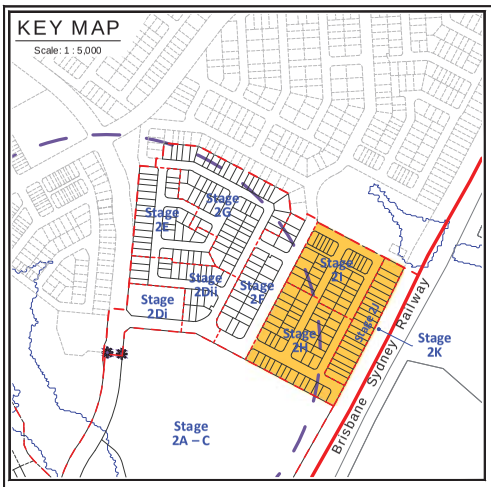
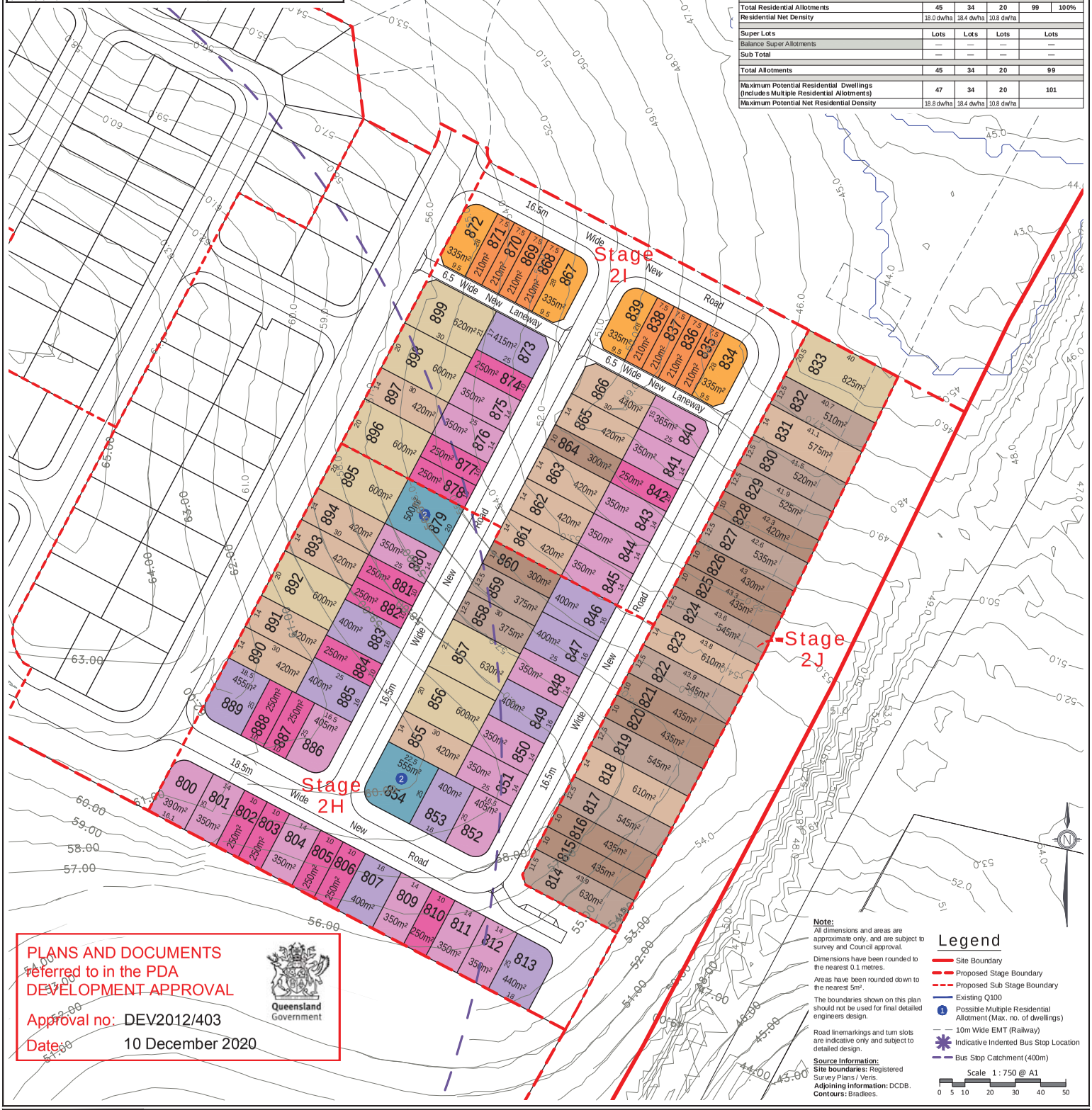


Land Budget Stage 2

Land Use	Stage 2H Area	Stage 2I Area	Stage 2J Area	Overall Area	Overall %
Area of Subject Site	**2.500 ha**	**1.844 ha**	**1.059 ha**	**5.403 ha**	**100.0%**
Saleable Area					
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					
Collector Road	—	—	—	—	**0.0%**
Local Road	0.782 ha	0.686 ha	—	**1.468 ha**	**27.2%**
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					
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 2H	Stage 2I	Stage 2J	Overall	
Urban & Nano Allotments Product							
Urban Loft	4.7 x 11.5m	54m²	—	—	—	—	**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							
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	10	4	—	**14**	**14.1%**
Courtyard Allotment	14 x 25m	350m²	12	7	—	**19**	**19.2%**
Premium Courtyard Allotment	16 x 25m	400m²	9	1	—	**10**	**10.1%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	**0.0%**
Possible Multiple Residential Allotment	—	—	2	—	—	**2**	**2.0%**
Subtotal			**33**	**12**	**—**	**45**	**45.5%**
28m Deep Product							
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	8	—	**8**	**8.1%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	4	—	**4**	**4.0%**
Subtotal			**—**	**12**	**—**	**12**	**12.1%**
30m Deep Product							
Villa Allotment	10 x 30m	300m²	1	1	7	**9**	**9.1%**
Premium Villa Allotment	12.5 x 30m	375m²	2	—	9	**11**	**11.1%**
Courtyard Allotment	14 x 30m	420m²	5	6	3	**14**	**14.1%**
Traditional Allotment	20 x 30m	600m²	4	3	1	**8**	**8.1%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	**0.0%**
Subtotal			**12**	**10**	**20**	**42**	**42.4%**
Total Residential Allotments			**45**	**34**	**20**	**99**	**100%**
Residential Net Density			18.0 dw/ha	18.4 dw/ha	10.8 dw/ha		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	
Balance Super Allotments			—	—	—	—	
Sub Total			**—**	**—**	**—**	**—**	
Total Allotments			**45**	**34**	**20**	**99**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**47**	**34**	**20**	**101**	
Maximum Potential Net Residential Density			18.8 dw/ha	18.4 dw/ha	10.8 dw/ha		



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Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

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Comp By.	WNW/JC/MD	DWG Name.	Precinct 1 Stage 2
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Plan of Subdivision
Stage 2H – 2J
Allotment Layout

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Scale	Sheet	Plan Ref	Rev
1 : 750	A1	110056 – 377	L

Land Budget Stage 3

Land Use	Stage 3A Area	Stage 3B Area	Stage 3C Area	Stage 3D Area	Stage 3E Area	Stage 3F Area	Stage 3G Area	Stage 3H Area	Stage 3I Area	Stage 3J Area	Stage 3K Area	Stage 3L Area	Stage 3M Area	Stage 3N Area	Stage 3O Area	Stage 3P Area	Stage 3Q Area	Overall Area	Overall %
Area of Subject Site	**3.620 ha**	**2.396 ha**	**3.346 ha**	**3.248 ha**	**2.786 ha**	**0.909 ha**	**2.131 ha**	**2.590 ha**	**0.858 ha**	**3.589 ha**	**2.422 ha**	**0.927 ha**	**3.788 ha**	**2.391 ha**	**5.010 ha**	**4.123 ha**	**2.982 ha**	**47.116 ha**	**100.0%**
Saleable Area																			
Residential Allotments	2.278 ha	1.321 ha	2.378 ha	2.153 ha	1.724 ha	0.909 ha	1.497 ha	1.696 ha	0.858 ha	2.296 ha	1.705 ha	0.927 ha	—	—	—	—	—	**19.742 ha**	**41.9%**
Balance Super Allotments	—	0.136 ha	0.128 ha	—	—	—	—	—	—	—	—	—	0.576 ha	—	—	—	2.982 ha	**3.822 ha**	**8.1%**
Total Area of Allotments	**2.278 ha**	**1.457 ha**	**2.506 ha**	**2.153 ha**	**1.724 ha**	**0.909 ha**	**1.497 ha**	**1.696 ha**	**0.858 ha**	**2.296 ha**	**1.705 ha**	**0.927 ha**	**0.576 ha**	**—**	**—**	**—**	**2.982 ha**	**23.564 ha**	**50.0%**
Utilities																			
Sewer Pump Station	—	—	—	—	—	—	—	—	—	—	—	—	—	0.045 ha	—	—	—	0.045 ha	0.1%
Total Area of Utilities	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.045 ha**	**—**	**—**	**—**	**0.045 ha**	**0.1%**
Road																			
Collector Road	0.552 ha	—	—	0.474 ha	—	—	—	—	—	—	—	—	3.212 ha	—	—	—	—	**4.238 ha**	**9.0%**
Local Road	0.723 ha	0.939 ha	0.804 ha	0.546 ha	1.062 ha	—	0.634 ha	0.894 ha	—	1.293 ha	0.717 ha	—	—	—	—	—	—	**7.612 ha**	**16.2%**
Linear Connections	0.067 ha	—	0.036 ha	0.075 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.178 ha**	**0.4%**
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.342 ha**	**0.939 ha**	**0.840 ha**	**1.095 ha**	**1.062 ha**	**—**	**0.634 ha**	**0.894 ha**	**—**	**1.293 ha**	**0.717 ha**	**—**	**3.212 ha**	**—**	**—**	**—**	**—**	**12.028 ha**	**25.5%**
Open Space																			
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.123 ha	—	**4.123 ha**	**8.8%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*2.650 ha*	—	***2.650 ha***	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.010 ha	—	—	**5.010 ha**	**10.6%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	2.346 ha	—	—	—	**2.346 ha**	**5.0%**
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**2.346 ha**	**5.010 ha**	**4.123 ha**	**—**	**11.479 ha**	**24.4%**

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.

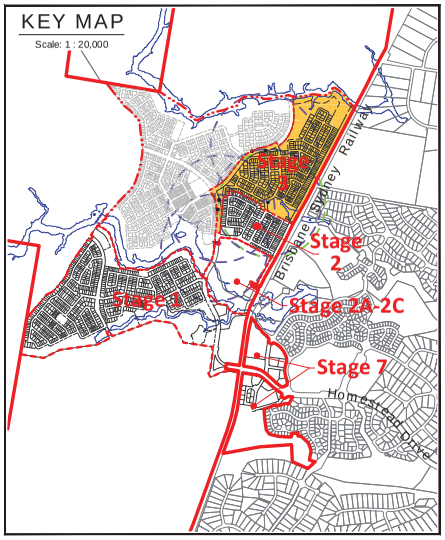
The boundaries shown on this plan should not be used for final detailed engineers design.

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

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

Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3E	Stage 3F	Stage 3G	Stage 3H	Stage 3I	Stage 3J	Stage 3K	Stage 3L	Stage 3M	Stage 3N	Stage 3O	Stage 3P	Stage 3Q	Overall	
Urban & Nano Allotments Product																					
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	—	7	—	—	—	—	—	—	—	—	—	7	1.6%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal			**—**	**—**	**—**	**—**	**—**	**—**	**—**	**7**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**7**	**1.6%**
16m Deep Product																					
Squat Allotment	14 x 16m	220m²	—	—	—	4	—	—	4	—	—	4	—	—	—	—	—	—	—	12	2.8%
Subtotal			**—**	**—**	**—**	**4**	**—**	**—**	**4**	**—**	**—**	**4**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**12**	**2.8%**
25m Deep Product																					
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	4	—	4	—	—	—	—	—	—	—	—	—	—	8	1.8%
Villa Allotment	10 x 25m	250m²	—	4	—	—	1	—	3	6	—	—	—	—	—	—	—	—	—	14	3.2%
Courtyard Allotment	14 x 25m	350m²	8	4	1	—	9	—	8	7	—	—	—	—	—	—	—	—	—	37	8.5%
Premium Courtyard Allotment	16 x 25m	400m²	3	1	1	—	3	—	3	3	—	4	—	—	—	—	—	—	—	18	4.1%
Premium Traditional Allotment	20 x 25m	500m²	2	1	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	4	0.9%
Possible Multiple Residential Allotment	—	—	1	—	1	1	1	—	2	1	—	2	—	—	—	—	—	—	—	9	2.1%
Subtotal			**14**	**10**	**3**	**1**	**19**	**—**	**20**	**17**	**—**	**6**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**90**	**20.6%**
28m - 30m Deep Product																					
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	8	—	—	—	—	—	—	—	—	—	—	—	—	8	1.8%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	4	0.9%
Subtotal			**—**	**—**	**—**	**—**	**12**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**12**	**2.8%**
30m Deep Product																					
Villa Allotment	10 x 30m	300m²	3	5	5	5	1	6	3	3	7	1	3	7	—	—	—	—	—	49	11.2%
Premium Villa Allotment	12.5 x 30m	375m²	12	7	6	14	5	8	3	7	8	9	4	9	—	—	—	—	—	92	21.1%
Courtyard Allotment	14 x 30m	420m²	9	5	11	10	11	4	9	5	3	15	10	2	—	—	—	—	—	94	21.6%
Traditional Allotment	20 x 30m	600m²	8	2	10	8	—	—	1	6	—	10	9	1	—	—	—	—	—	55	12.6%
Premium Traditional Allotment	24 x 30m	720m²	1	2	5	5	—	—	—	—	—	3	5	—	—	—	—	—	—	21	4.8%
Possible Multiple Residential Allotment	—	—	—	—	3	—	—	—	—	—	—	—	1	—	—	—	—	—	—	4	0.9%
Subtotal			**33**	**21**	**40**	**42**	**17**	**18**	**16**	**21**	**18**	**38**	**32**	**19**	**—**	**—**	**—**	**—**	**—**	**315**	**72.2%**
Total Residential Allotments			**47**	**31**	**43**	**47**	**48**	**18**	**40**	**45**	**18**	**48**	**32**	**19**	**—**	**—**	**—**	**—**	**—**	**436**	**100%**
Residential Net Density			15.3 dw/ha	13.7 dw/ha	13.4 dw/ha	16.9 dw/ha	17.2 dw/ha	19.8 dw/ha	18.8 dw/ha	17.4 dw/ha	21.0 dw/ha	13.4 dw/ha	13.2 dw/ha	20.5 dw/ha	—	—	—	—	—	14.6 dw/ha	
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Balance Super Allotments			—	1	1	—	—	—	—	—	—	—	—	—	3	—	—	—	1	**6**	
Sub Total			**—**	**1**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**3**	**—**	**—**	**—**	**1**	**6**	
Utilities			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Sewer Pump Station			—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	1	
Sub Total			**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**—**	**—**	**—**	**1**	
Total Allotments			**47**	**32**	**44**	**47**	**48**	**18**	**40**	**45**	**18**	**48**	**32**	**19**	**3**	**1**	**—**	**—**	**1**	**443**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**48**	**31**	**52**	**48**	**49**	**18**	**42**	**46**	**18**	**50**	**34**	**19**	**—**	**—**	**—**	**—**	**—**	**455**	
Maximum Potential Net Residential Density			15.6 dw/ha	13.7 dw/ha	16.2 dw/ha	17.3 dw/ha	17.6 dw/ha	19.8 dw/ha	19.7 dw/ha	17.8 dw/ha	21.0 dw/ha	13.9 dw/ha	14.0 dw/ha	20.5 dw/ha	—	—	—	—	—	15.2 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
F: 15/07/2019 Stage 2-5 Layout Amendments
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H: 23/09/2019 Stage 2 & 3 Layout Amendments
I: 11/03/2020 Road and Bus Stops Updates
J: 07/10/2020 Stage 2 & 5 Layout Amendments
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
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 3 Overall
Allotment Layout

rps
URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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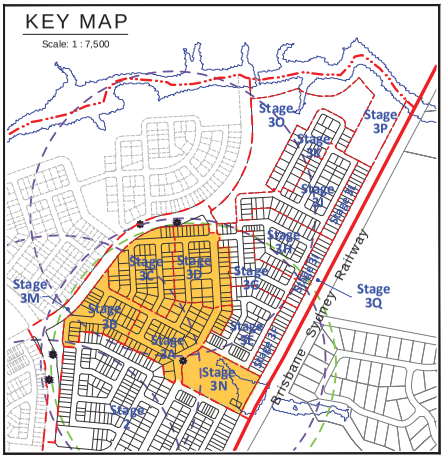
Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	110056 – 382	L



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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3N	Overall	
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									
Squat Allotment	14 x 16m	220m²	—	—	—	4	—	4	2.4%
Subtotal			—	—	—	4	—	4	2.4%
25m Deep Product									
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	4	—	—	—	4	2.4%
Courtyard Allotment	14 x 25m	350m²	8	4	1	—	—	13	7.7%
Premium Courtyard Allotment	16 x 25m	400m²	3	1	1	—	—	5	3.0%
Premium Traditional Allotment	20 x 25m	500m²	2	1	—	—	—	3	1.8%
Possible Multiple Residential Allotment	—	—	1	—	1	1	—	3	1.8%
Subtotal			14	10	3	1	—	28	16.7%
28m - 30m 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	3	5	5	5	—	18	10.7%
Premium Villa Allotment	12.5 x 30m	375m²	12	7	6	14	—	39	23.2%
Courtyard Allotment	14 x 30m	420m²	9	5	11	10	—	35	20.8%
Traditional Allotment	20 x 30m	600m²	8	2	10	8	—	28	16.7%
Premium Traditional Allotment	24 x 30m	720m²	1	2	5	5	—	13	7.7%
Possible Multiple Residential Allotment	—	—	—	—	3	—	—	3	1.8%
Subtotal			33	21	40	42	—	136	81.0%
Total Residential Allotments			47	31	43	47	—	168	100%
Residential Net Density			15.3 dw/ha	13.7 dw/ha	13.4 dw/ha	16.9 dw/ha	—		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	
Balance Super Allotments			—	1	1	—	—	2	
Sub Total			—	1	1	—	—	2	
Utilities			Lots	Lots	Lots	Lots	Lots	Lots	
Sewer Pump Station			—	—	—	—	1	1	
Sub Total			—	—	—	—	1	1	
Total Allotments			47	32	44	47	—	171	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	31	52	48	—	179	
Maximum Potential Net Residential Density			15.6 dw/ha	13.7 dw/ha	16.2 dw/ha	17.3 dw/ha	—		

Land Budget Stage 3

Land Use	Stage 3A Area	Stage 3B Area	Stage 3C Area	Stage 3D Area	Stage 3N Area	Overall Area	Overall %
Area of Subject Site	**3.620 ha**	**2.396 ha**	**3.346 ha**	**3.248 ha**	**2.391 ha**	**15.001 ha**	**99.7%**
Saleable Area							
Residential Allotments	2.278 ha	1.321 ha	2.378 ha	2.153 ha	—	**8.130 ha**	**54.2%**
Balance Super Allotments	—	0.136 ha	0.128 ha	—	—	**0.264 ha**	**1.8%**
Total Area of Allotments	**2.278 ha**	**1.457 ha**	**2.506 ha**	**2.153 ha**	—	**8.394 ha**	**56.0%**
Utilities							
Sewer Pump Station	—	—	—	—	0.045 ha	**0.045 ha**	**0.3%**
Total Area of Utilities	—	—	—	—	**0.045 ha**	**0.045 ha**	**0.3%**
Road							
Collector Road	0.552 ha	—	—	0.474 ha	—	**1.026 ha**	**6.8%**
Local Road	0.723 ha	0.939 ha	0.804 ha	0.546 ha	—	**3.012 ha**	**20.1%**
Linear Connections	0.067 ha	—	0.036 ha	0.075 ha	—	**0.178 ha**	**1.2%**
Entry Statements	—	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.342 ha**	**0.939 ha**	**0.840 ha**	**1.095 ha**	—	**4.216 ha**	**28.1%**
Open Space							
Corridor Park	—	—	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	
District Recreation Park	—	—	—	—	—	—	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	2.346 ha	**2.346 ha**	**15.6%**
Local Recreation Park	—	—	—	—	—	—	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	**0.0%**
Stormwater Detention	—	—	—	—	—	—	**0.0%**
Total Open Space	—	—	—	—	**2.346 ha**	**2.346 ha**	**15.6%**

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide EMT (Railway)
- 6m Wide SPS Access EMT
- 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)

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

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
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PROJECT: Flagstone Precinct 1

Job Ref.	110056	Date.	25 November 2020
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 3A – 3D
Allotment Layout

rps

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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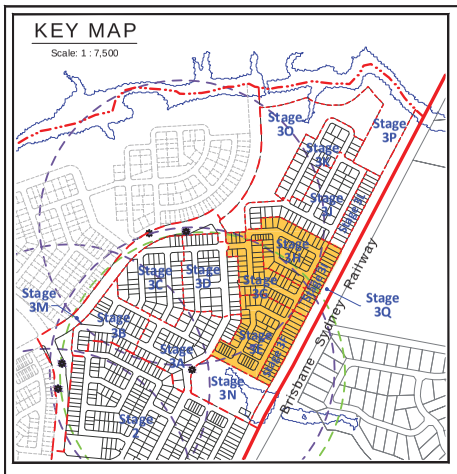
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 – 383	L



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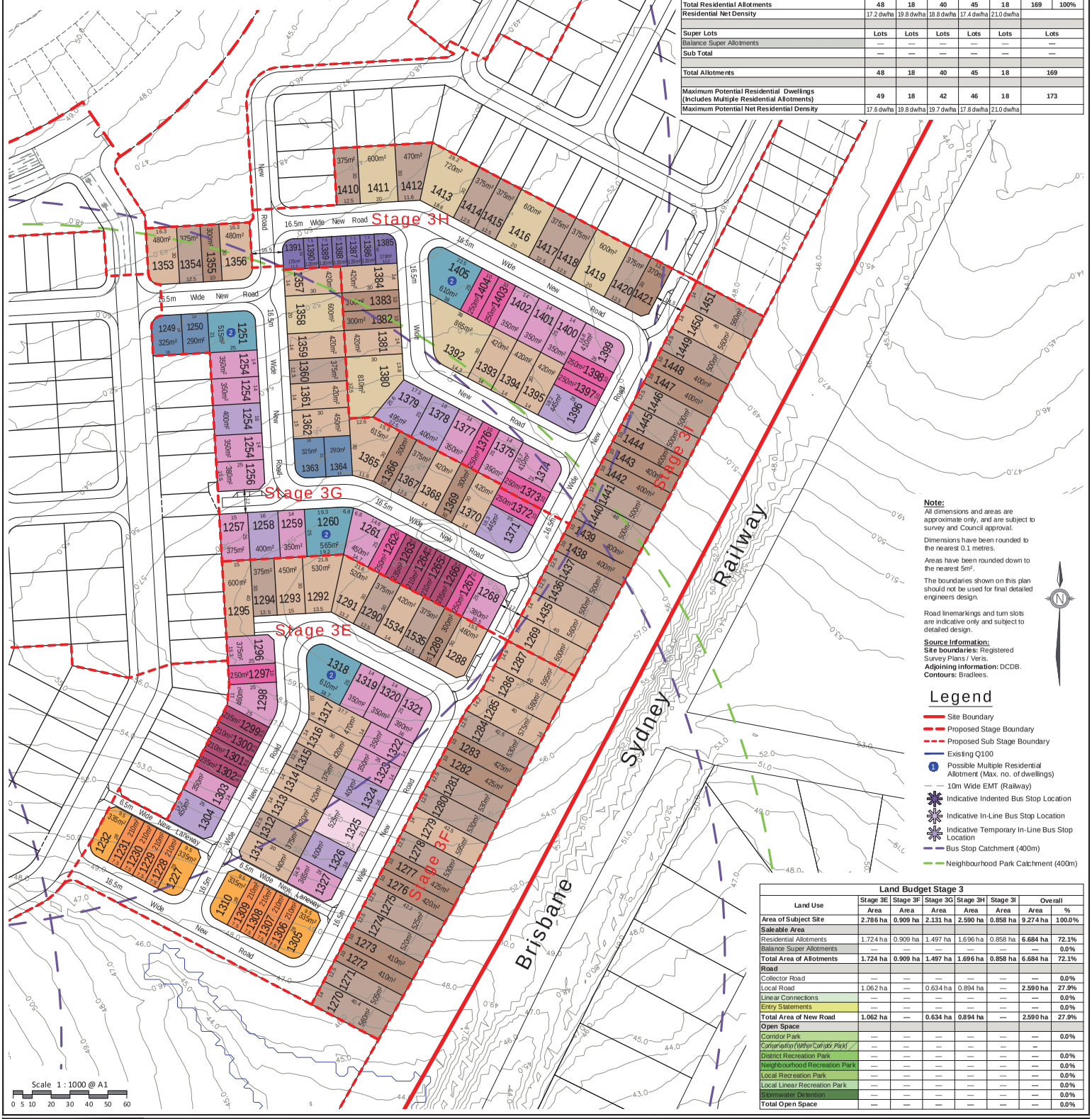
Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3E	Stage 3F	Stage 3G	Stage 3H	Stage 3I	Overall	
Urban & Nano Allotments Product									
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	7	—	7	4.1%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	7	—	7	4.1%
16m Deep Product									
Squal Allotment	14 x 16m	220m²	—	—	4	—	—	4	2.4%
Subtotal			—	—	4	—	—	4	2.4%
25m Deep Product									
Mode Allotment	8.5 x 25m	213m²	4	—	4	—	—	8	4.7%
Villa Allotment	10 x 25m	250m²	1	—	3	6	—	10	5.9%
Courtyard Allotment	14 x 25m	350m²	9	—	8	7	—	24	14.2%
Premium Courtyard Allotment	16 x 25m	400m²	3	—	3	3	—	9	5.3%
Premium Traditional Allotment	20 x 25m	500m²	1	—	—	—	—	1	0.6%
Possible Multiple Residential Allotment	—	—	1	—	2	1	—	4	2.4%
Subtotal			19	—	20	17	—	56	33.1%
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	—	—	—	—	8	4.7%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	—	—	—	4	2.4%
Subtotal			12	—	—	—	—	12	7.1%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	1	6	3	3	7	20	11.8%
Premium Villa Allotment	12.5 x 30m	375m²	5	8	3	7	8	31	18.3%
Courtyard Allotment	14 x 30m	420m²	11	4	9	5	3	32	18.9%
Traditional Allotment	20 x 30m	600m²	—	—	1	6	—	7	4.1%
Premium Traditional Allotment	24 x 30m	720m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			17	18	16	21	18	90	53.3%
Total Residential Allotments			48	18	40	45	18	169	100%
Residential Net Density			17.2 dw/ha	19.8 dw/ha	18.8 dw/ha	17.4 dw/ha	21.0 dw/ha		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	
Balance Super Allotments			—	—	—	—	—	—	
Sub Total			—	—	—	—	—	—	
Total Allotments			48	18	40	45	18	169	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			49	18	42	46	18	173	
Maximum Potential Net Residential Density			17.6 dw/ha	19.8 dw/ha	19.7 dw/ha	17.8 dw/ha	21.0 dw/ha		



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- 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 Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

Land Budget Stage 3

Land Use	Stage 3E Area	Stage 3F Area	Stage 3G Area	Stage 3H Area	Stage 3I Area	Overall Area	Overall %
Area of Subject Site	**2.786 ha**	**0.909 ha**	**2.131 ha**	**2.590 ha**	**0.858 ha**	**9.274 ha**	**100.0%**
Saleable Area							
Residential Allotments	1.724 ha	0.909 ha	1.497 ha	1.696 ha	0.858 ha	**6.684 ha**	**72.1%**
Balance Super Allotments	—	—	—	—	—	—	**0.0%**
Total Area of Allotments	**1.724 ha**	**0.909 ha**	**1.497 ha**	**1.696 ha**	**0.858 ha**	**6.684 ha**	**72.1%**
Road							
Collector Road	—	—	—	—	—	—	**0.0%**
Local Road	1.062 ha	—	0.634 ha	0.894 ha	—	**2.590 ha**	**27.9%**
Linear Connections	—	—	—	—	—	—	**0.0%**
Entry Statements	—	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.062 ha**	**—**	**0.634 ha**	**0.894 ha**	**—**	**2.590 ha**	**27.9%**
Open Space							
Corridor Park	—	—	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—
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%**

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
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
J: 07/10/2020 Stage 2 & 5 Layout Amendments
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stage 3
Chk'd By.	DG / MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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Plan of Subdivision
Stage 3E – 3I
Allotment Layout

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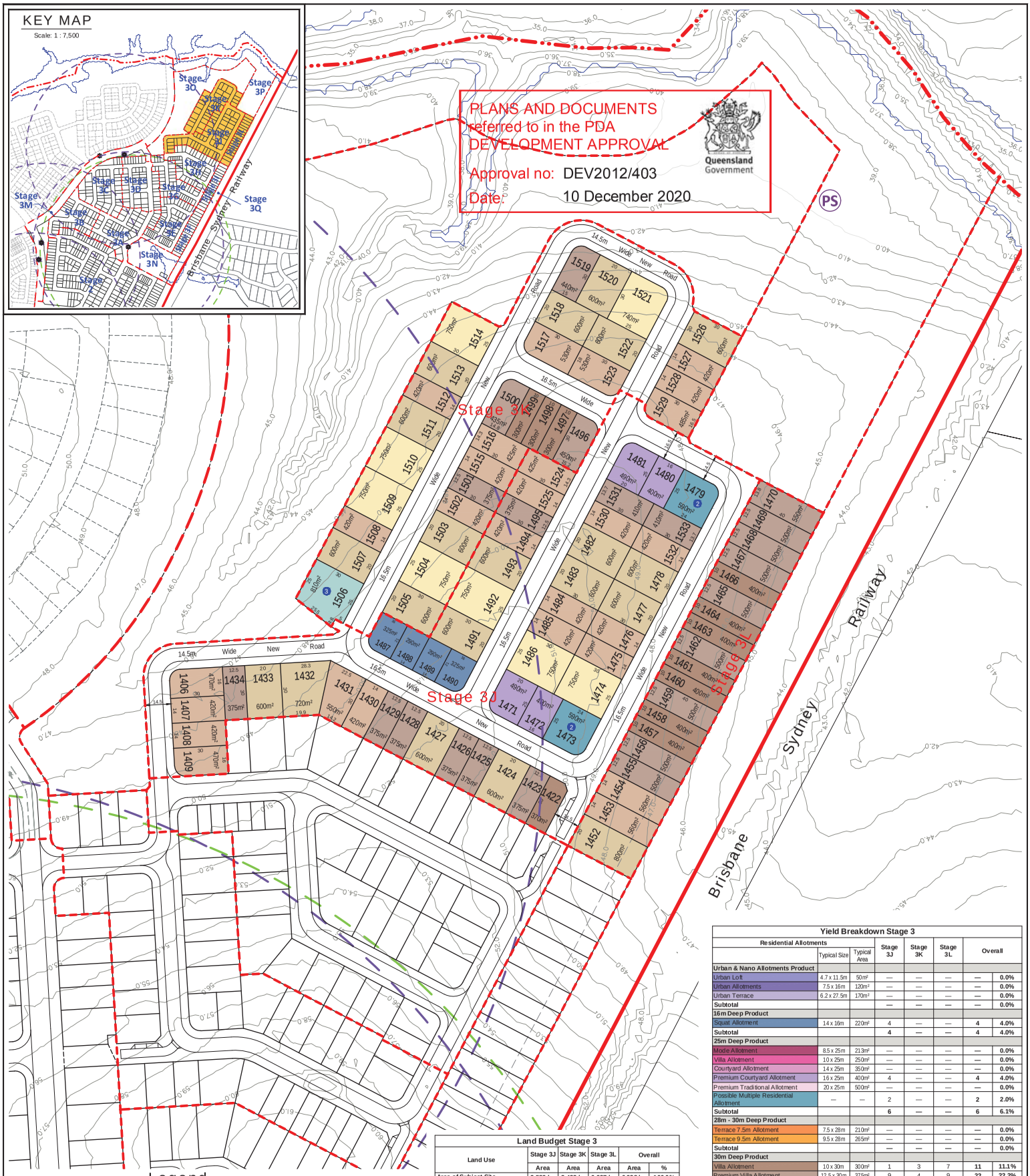
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 – 384	L



Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3J	Stage 3K	Stage 3L	Overall	
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							
Spud Allotment	14 x 16m	220m²	4	—	—	4	4.0%
Subtotal			4	—	—	4	4.0%
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	4	—	—	4	4.0%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	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	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	1	3	7	11	11.1%
Premium Villa Allotment	12.5 x 30m	375m²	9	4	9	22	22.2%
Courtyard Allotment	14 x 30m	420m²	15	10	2	27	27.3%
Traditional Allotment	20 x 30m	600m²	10	9	1	20	20.2%
Premium Traditional Allotment	24 x 30m	720m²	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		

Land Budget Stage 3

Land Use	Stage 3J Area	Stage 3K Area	Stage 3L Area	Overall Area	Overall %
Area of Subject Site	**3.589 ha**	**2.422 ha**	**0.927 ha**	**6.938 ha**	**100.0%**
Saleable Area					
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					
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					
Corridor Park	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	
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%**

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide EMT (Railway)
- 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)
- (PS) Indicative Pump Station Location

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

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 / Veris.
Adjoining information: DCDB.
Contours: Bradlees.

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
F: 15/07/2019 Stage 2-5 Layout Amendments
G: 24/07/2019 Incorporate EDQ Feedback
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J: 07/10/2020 Stage 2 & 5 Layout Amendments
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stage 3
Chk'd By.	DG / MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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Plan of Subdivision
Stage 3J – 3L
Allotment Layout

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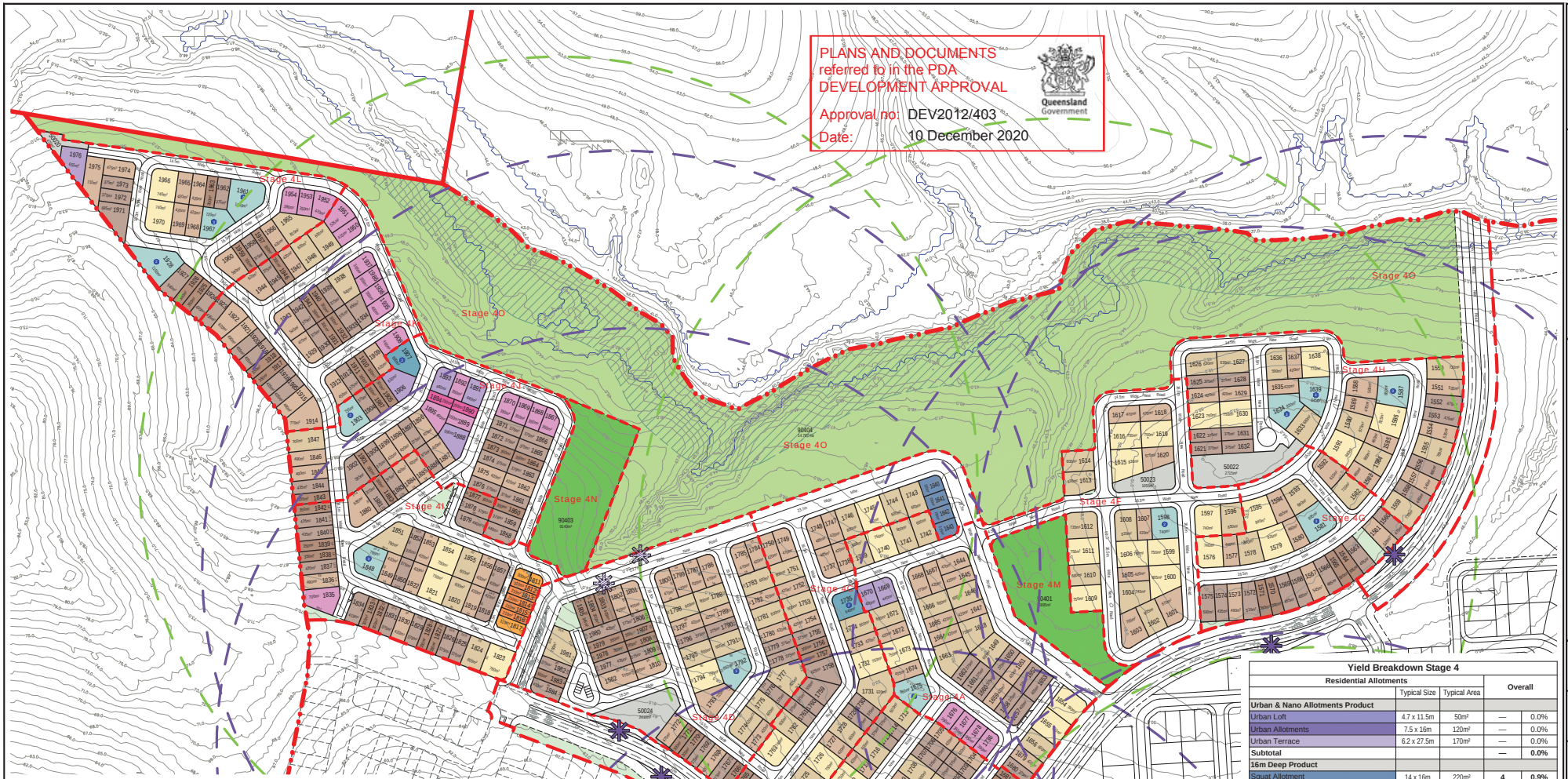
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 – 385	L

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

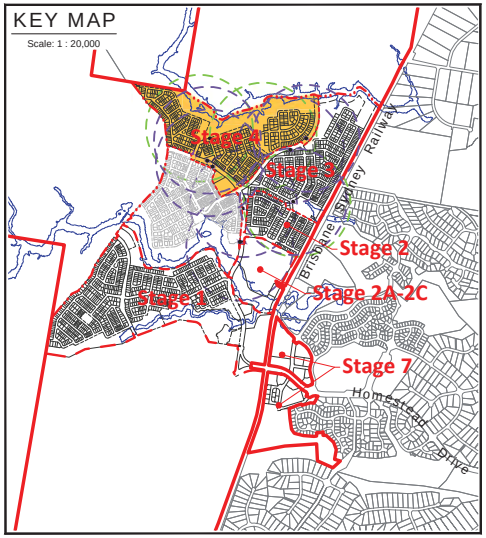
Date: 10 December 2020

Queensland Government



KEY MAP

Scale: 1 : 20,000



TO BE READ IN CONJUNCTION WITH 110056 - 392

Land Budget Stage 4

Land Use	Overall	
	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%
Conservation (Within Corridor Park)	*6.357 ha*	
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%**

Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Overall	
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				
Squat Allotment	14 x 16m	220m²	**4**	**0.9%**
Subtotal			**4**	**0.9%**
25m Deep Product				
Mode Allotment	8.5 x 25m	213m²	—	0.0%
Villa Allotment	10 x 25m	250m²	2	0.5%
Courtyard Allotment	14 x 25m	350m²	22	5.0%
Premium Courtyard Allotment	16 x 25m	400m²	8	1.8%
Premium Traditional Allotment	20 x 25m	500m²	—	0.0%
Possible Multiple Residential Allotment	—	—	3	0.7%
Subtotal			**35**	**8.0%**
28m Deep Product				
Terrace 7.5m Allotment	7.5 x 28m	210m²	5	1.1%
Terrace 9.5m Allotment	9.5 x 28m	265m²	2	0.5%
Subtotal			**7**	**1.6%**
30m Deep Product				
Villa Allotment	10 x 30m	300m²	56	12.8%
Premium Villa Allotment	12.5 x 30m	375m²	113	25.8%
Courtyard Allotment	14 x 30m	420m²	113	25.8%
Traditional Allotment	20 x 30m	600m²	64	14.6%
Premium Traditional Allotment	24 x 30m	720m²	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			**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**	

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 EDQ Feedback
H: 23/09/2019 Stage 2 & 3 Layout Amendments
I: 11/03/2020 Road and Bus Stops Updates
J: 07/10/2020 Stage 2 & 5 Layout Amendments
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments

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Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: Registered Survey Plans / Veris.
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)
- 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.	25 November 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 : 2000
Sheet	A1
Plan Ref	110056 – 391
Rev	L

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Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4A	Stage 4B	Stage 4C	Stage 4D	Stage 4E	Stage 4F	Stage 4G	Stage 4H	Stage 4I	Stage 4J	Stage 4K	Stage 4L	Stage 4M	Stage 4N	Stage 4O	Stage 4P	Overall	
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																				
Squat Allotment	14 x 16m	220m²	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	4	0.9%
Subtotal			—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	4	0.9%
25m Deep Product																				
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	2	0.5%
Courtyard Allotment	14 x 25m	350m²	4	—	—	—	—	—	—	—	1	7	7	3	—	—	—	—	22	5.0%
Premium Courtyard Allotment	16 x 25m	400m²	2	1	—	—	—	—	—	—	—	4	—	1	—	—	—	—	8	1.8%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	1	1	—	—	—	—	—	—	1	—	—	—	—	—	—	3	0.7%
Subtotal			6	2	1	—	—	—	—	—	1	14	7	4	—	—	—	—	35	8.0%
28m Deep Product																				
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	5	1.1%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	2	0.5%
Subtotal			—	—	—	—	—	—	—	—	7	—	—	—	—	—	—	—	7	1.6%
30m Deep Product																				
Villa Allotment	10 x 30m	300m²	—	5	6	11	—	—	4	—	9	7	9	5	—	—	—	—	56	12.8%
Premium Villa Allotment	12.5 x 30m	375m²	9	13	10	13	—	—	8	10	15	16	12	7	—	—	—	—	113	25.8%
Courtyard Allotment	14 x 30m	420m²	12	10	10	18	—	7	7	11	12	8	10	8	—	—	—	—	113	25.8%
Traditional Allotment	20 x 30m	600m²	10	6	10	10	—	8	3	9	3	1	3	1	—	—	—	—	64	14.6%
Premium Traditional Allotment	24 x 30m	720m²	4	1	4	1	—	9	3	5	3	—	—	2	—	—	—	—	32	7.3%
Possible Multiple Residential Allotment	—	—	1	2	—	1	—	1	1	3	1	1	—	3	—	—	—	—	14	3.2%
Subtotal			36	37	40	54	—	25	26	38	43	33	34	26	—	—	—	—	392	89.5%
Total Residential Allotments			42	39	45	54	—	25	26	38	51	47	41	30	—	—	—	—	438	100%
Residential Net Density			14.9 dw/ha	16.1 dw/ha	15.4 dw/ha	15.3 dw/ha	—	8.3 dw/ha	12.6 dw/ha	12.0 dw/ha	15.8 dw/ha	16.2 dw/ha	15.5 dw/ha	12.5 dw/ha	—	—	—	—	13.2 dw/ha	
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Commercial Allotment			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	
Community Facility			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	
Balance Super Allotments			—	—	—	1	1	1	1	—	—	—	—	1	—	—	—	—	5	
Sub Total			—	—	—	1	1	1	1	—	—	—	—	1	—	—	—	2	7	
Total Allotments			42	39	45	55	1	26	27	38	51	47	41	31	—	—	—	2	445	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			44	43	46	56	—	26	28	44	53	49	41	36	—	—	—	—	466	
Maximum Potential Net Residential Density			15.6 dw/ha	17.7 dw/ha	15.7 dw/ha	15.9 dw/ha	—	8.6 dw/ha	13.5 dw/ha	13.9 dw/ha	16.4 dw/ha	16.9 dw/ha	15.5 dw/ha	15.0 dw/ha	—	—	—	—	14.1 dw/ha	

Land Budget Stage 4

Land Use	Stage 4A Area	Stage 4B Area	Stage 4C Area	Stage 4D Area	Stage 4E Area	Stage 4F Area	Stage 4G Area	Stage 4H Area	Stage 4I Area	Stage 4J Area	Stage 4K Area	Stage 4L Area	Stage 4M Area	Stage 4N Area	Stage 4O Area	Stage 4P Area	Overall Area	Overall %
Area of Subject Site	**3.325 ha**	**2.427 ha**	**3.526 ha**	**4.441 ha**	**1.716 ha**	**3.116 ha**	**2.070 ha**	**3.429 ha**	**3.234 ha**	**2.893 ha**	**2.640 ha**	**2.444 ha**	**0.889 ha**	**0.914 ha**	**16.088 ha**	**1.824 ha**	**54.976 ha**	**100.0%**
Saleable Area																		
Residential Allotments	2.122 ha	1.812 ha	2.176 ha	2.499 ha	—	1.655 ha	1.437 ha	2.204 ha	2.178 ha	1.935 ha	1.776 ha	1.575 ha	—	—	—	—	**21.369 ha**	**38.9%**
Commercial Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.324 ha	**1.324 ha**	**2.4%**
Balance Super Allotments	—	—	—	0.201 ha	0.123 ha	0.105 ha	—	0.271 ha	—	—	—	0.047 ha	—	—	—	—	**0.747 ha**	**1.4%**
Community Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.500 ha	**0.500 ha**	**0.9%**
Total Area of Allotments	**2.122 ha**	**1.812 ha**	**2.176 ha**	**2.700 ha**	**0.123 ha**	**1.760 ha**	**1.437 ha**	**2.475 ha**	**2.178 ha**	**1.935 ha**	**1.776 ha**	**1.622 ha**	**—**	**—**	**—**	**1.824 ha**	**23.940 ha**	**43.5%**
Road																		
Collector Road	0.512 ha	—	0.600 ha	0.718 ha	1.428 ha	—	—	—	—	—	—	—	—	—	1.301 ha	—	**4.559 ha**	**8.3%**
Local Road	0.691 ha	0.615 ha	0.750 ha	0.978 ha	—	1.353 ha	0.565 ha	0.954 ha	0.978 ha	0.958 ha	0.864 ha	0.822 ha	—	—	—	—	**9.528 ha**	**17.3%**
Linear Connections	—	—	—	0.045 ha	0.165 ha	0.003 ha	0.068 ha	—	0.078 ha	—	—	—	—	—	—	—	**0.359 ha**	**0.7%**
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.203 ha**	**0.615 ha**	**1.350 ha**	**1.741 ha**	**1.593 ha**	**1.356 ha**	**0.633 ha**	**0.954 ha**	**1.056 ha**	**0.958 ha**	**0.864 ha**	**0.822 ha**	**—**	**—**	**1.301 ha**	**—**	**14.446 ha**	**26.3%**
Open Space																		
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	14.787 ha	—	**14.787 ha**	**26.9%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*6.357 ha*	—	***6.357 ha***	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	0.889 ha	0.914 ha	—	—	**1.803 ha**	**3.3%**
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.889 ha**	**0.914 ha**	**14.787 ha**	**—**	**16.590 ha**	**30.2%**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

REVISION

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Source Information:
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Adjoining information: DCDB.
Contours: Bradlees.

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PROJECT
Flagstone
Precinct 1

Plan of Subdivision
Stage 4 Overall
Statistics

Date.	25 November 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	NTS
Sheet	A1
Plan Ref	110056 – 392
Rev	L

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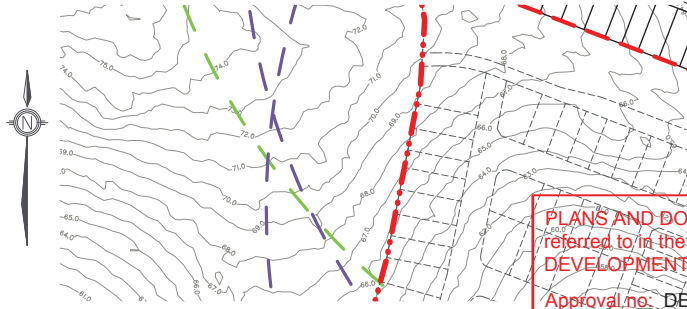
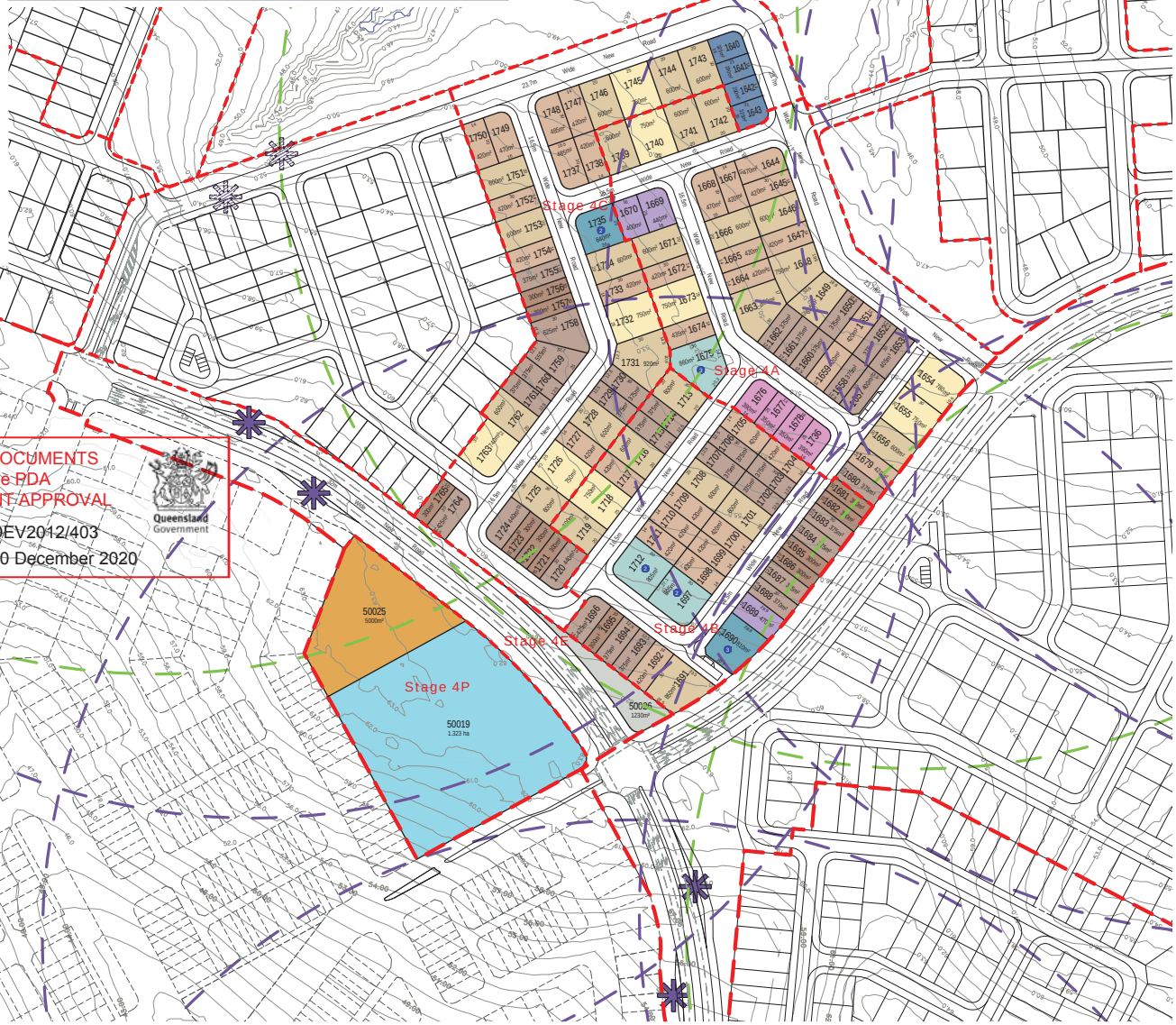
Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4A	Stage 4B	Stage 4C	Stage 4E	Stage 4P	Overall	
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									
Squat Allotment	14 x 16m	220m²	—	—	4	—	—	4	3.2%
Subtotal			—	—	4	—	—	4	3.2%
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	4	—	—	—	—	4	3.2%
Premium Courtyard Allotment	16 x 25m	400m²	2	1	—	—	—	3	2.4%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	1	1	—	—	2	1.6%
Subtotal			6	2	1	—	—	9	7.1%
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	—	5	6	—	—	11	8.7%
Premium Villa Allotment	12.5 x 30m	375m²	9	13	10	—	—	32	25.4%
Courtyard Allotment	14 x 30m	420m²	12	10	10	—	—	32	25.4%
Traditional Allotment	20 x 30m	600m²	10	6	10	—	—	26	20.6%
Premium Traditional Allotment	24 x 30m	720m²	4	1	4	—	—	9	7.1%
Possible Multiple Residential Allotment	—	—	1	2	—	—	—	3	2.4%
Subtotal			36	37	40	—	—	113	89.7%
Total Residential Allotments			42	39	45	—	—	126	100%
Residential Net Density			14.9 dw/ha	16.1 dw/ha	15.4 dw/ha	—	—		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	
Commercial Allotment			—	—	—	—	1	1	
Community Facility			—	—	—	—	1	1	
Balance Super Allotments			—	—	—	1	—	1	
Sub Total			—	—	—	1	2	3	
Total Allotments			42	39	45	1	2	129	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			44	43	46	—	—	133	

Land Budget Stage 4

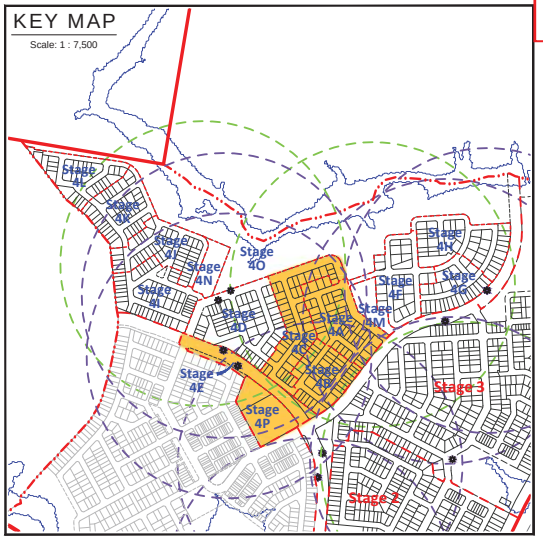
Land Use	Stage 4A Area	Stage 4B Area	Stage 4C Area	Stage 4E Area	Stage 4P Area	Overall Area	Overall %
Area of Subject Site	**3.325 ha**	**2.427 ha**	**3.526 ha**	**1.716 ha**	**1.824 ha**	**10.994 ha**	**112.0%**
Saleable Area							
Residential Allotment	2.122 ha	1.812 ha	2.176 ha	—	—	**6.110 ha**	**55.6%**
Commercial Allotment	—	—	—	—	1.324 ha	**1.324 ha**	**12.0%**
Balance Super Allotments	—	—	—	0.123 ha	—	**0.123 ha**	**1.1%**
Community Facility	—	—	—	—	0.500 ha	**0.500 ha**	**4.5%**
Total Area of Allotments	**2.122 ha**	**1.812 ha**	**2.176 ha**	**0.123 ha**	**1.324 ha**	**7.557 ha**	**68.7%**
Road							
Collector Road	0.512 ha	—	0.600 ha	1.428 ha	—	**2.540 ha**	**23.1%**
Local Road	0.691 ha	0.615 ha	0.750 ha	—	—	**2.056 ha**	**18.7%**
Linear Connections	—	—	—	0.165 ha	—	**0.165 ha**	**1.5%**
Entry Statements	—	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.203 ha**	**0.615 ha**	**1.350 ha**	**1.593 ha**	—	**4.761 ha**	**43.3%**
Open Space							
Corridor Park	—	—	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	
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%**





PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 10 December 2020
Queensland Government

KEY MAP
Scale: 1 : 7,500



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C: 22/02/2019 Further Issues Amendments
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Source Information:
Site boundaries: Registered Survey Plans / Veris.
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)
- Indicative Indented Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4A, B, C & E
Allotment Layout

Date.	25 November 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	L

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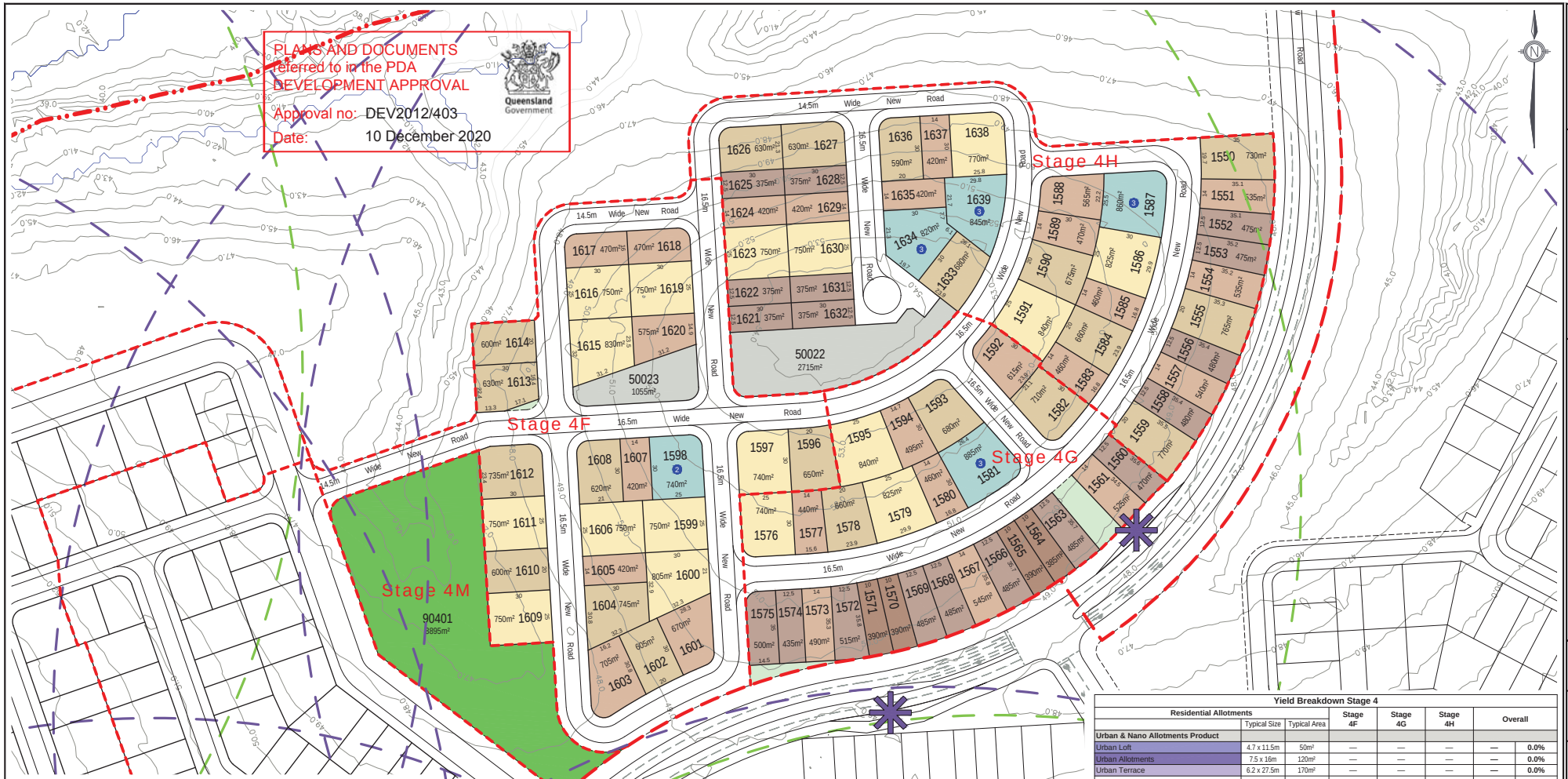

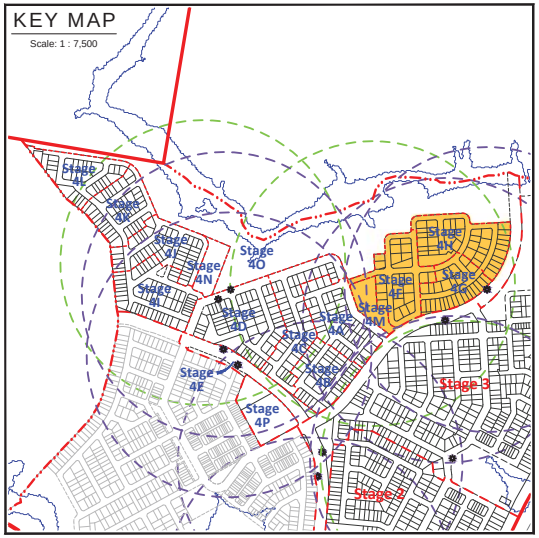

Land Budget Stage 4

Land Use	Stage 4F	Stage 4G	Stage 4H	Stage 4M	Overall	
	Area	Area	Area	Area	Area	%
Area of Subject Site	**3.116 ha**	**2.070 ha**	**3.429 ha**	**0.889 ha**	**9.504 ha**	**100.0%**
Saleable Area						
Residential Allotments	1.655 ha	1.437 ha	2.204 ha	—	**5.296 ha**	**55.7%**
Commercial Allotment	—	—	—	—	—	**0.0%**
Balance Super Allotments	0.105 ha	—	0.271 ha	—	**0.376 ha**	**4.0%**
Community Facility	—	—	—	—	—	**0.0%**
Total Area of Allotments	**1.760 ha**	**1.437 ha**	**2.475 ha**	**—**	**5.672 ha**	**59.7%**
Road						
Collector Road	—	—	—	—	—	**0.0%**
Local Road	1.353 ha	0.565 ha	0.954 ha	—	**2.872 ha**	**30.2%**
Linear Connections	0.003 ha	0.068 ha	—	—	**0.071 ha**	**0.7%**
Entry Statements	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.356 ha**	**0.633 ha**	**0.954 ha**	**—**	**2.943 ha**	**31.0%**
Open Space						
Corridor Park	—	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	
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	Overall	
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							
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	—	—	—	—	**0.0%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	**0.0%**
Subtotal			—	—	—	—	**0.0%**
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	—	4	—	**4**	**4.5%**
Premium Villa Allotment	12.5 x 30m	375m²	—	8	10	**18**	**20.2%**
Courtyard Allotment	14 x 30m	420m²	7	7	11	**25**	**28.1%**
Traditional Allotment	20 x 30m	600m²	8	3	9	**20**	**22.5%**
Premium Traditional Allotment	24 x 30m	720m²	9	3	5	**17**	**19.1%**
Possible Multiple Residential Allotment	—	—	1	1	3	**5**	**5.6%**
Subtotal			**25**	**26**	**38**	**89**	**100.0%**
Total Residential Allotments			**25**	**26**	**38**	**89**	**100%**
Residential Net Density			8.3 dw/ha	12.6 dw/ha	12.0 dw/ha		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	—	
Community Facility			—	—	—	—	
Balance Super Allotments			1	1	—	2	
Sub Total			**1**	**1**	**—**	**2**	
Total Allotments			**26**	**27**	**38**	**91**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**26**	**28**	**44**	**98**	

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Adjoining information: DCDB.
Contours: Bradlees.

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- 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
0 5 10 20 30 40 50 60

CLIENT
PEET

PROJECT
Flagstone Precinct 1

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

Date.	25 November 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	L

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

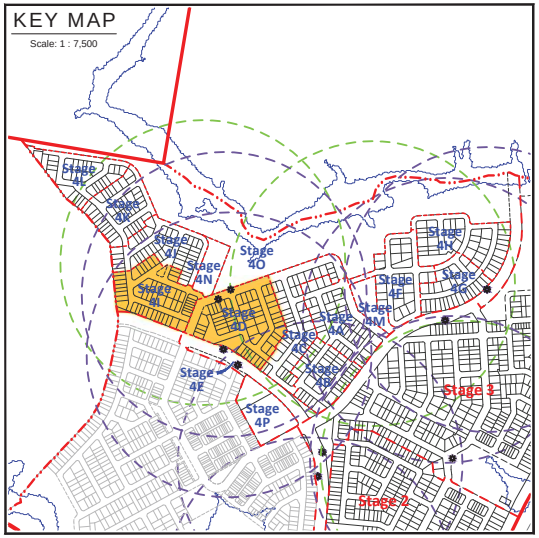
Stage 4I

Stage 4D

50024
2010m²

KEY MAP

Scale: 1 : 7,500



Land Budget Stage 4

Land Use	Stage 4D Area	Stage 4I Area	Overall Area	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 (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 4

Residential Allotments	Typical Size	Typical Area	Stage 4D	Stage 4I	Overall	
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						
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			**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	
Community Facility			—	—	—	
Balance Super Allotments			1	—	1	
Sub Total			**1**	**—**	**1**	
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
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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.

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Source Information:
Site boundaries: Registered Survey Plans / Veris.
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)
- 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

CLIENT

PEET

PROJECT

Flagstone
Precinct 1

Plan of Subdivision
Stage 4D & I
Allotment Layout

Date.	25 November 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 – 395
Rev	L

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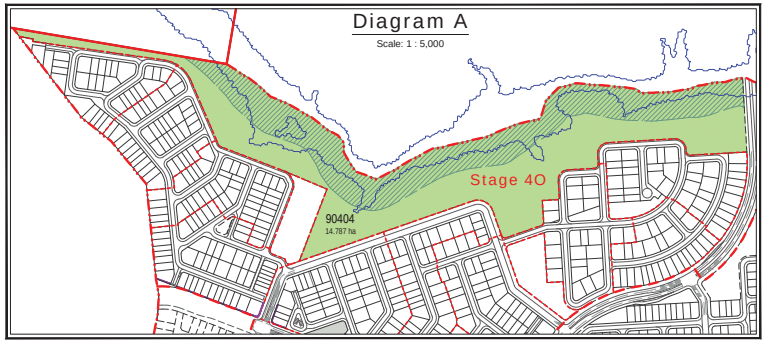
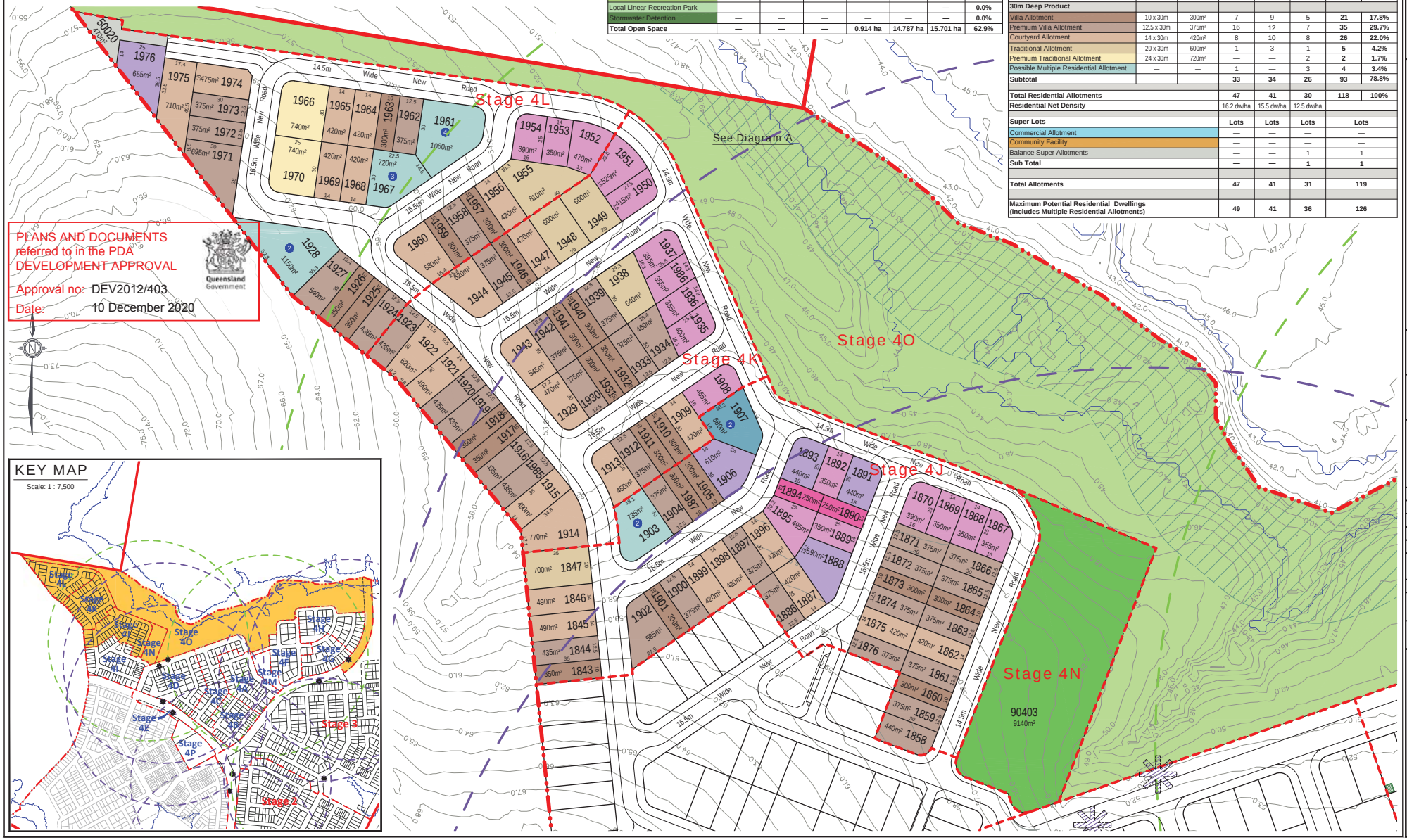


Land Budget Stage 4

Land Use	Stage 4J Area	Stage 4K Area	Stage 4L Area	Stage 4N Area	Stage 4O Area	Overall Area	Overall %
Area of Subject Site	**2.893 ha**	**2.640 ha**	**2.444 ha**	**0.914 ha**	**16.088 ha**	**24.979 ha**	**100.0%**
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%**
Stormwater Detention	—	—	—	—	—	—	**0.0%**
Total Open Space	—	—	—	**0.914 ha**	**14.787 ha**	**15.701 ha**	**62.9%**

Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4J	Stage 4K	Stage 4L	Overall	
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							
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	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**	**29.7%**
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			**Lots**	**Lots**	**Lots**	**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)			**49**	**41**	**36**	**126**	



REVISION

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Source Information:
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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)
- Indicative Indented Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

Scale 1 : 1000 @ A1
0 5 10 20 30 40 50 60

CLIENT
PEET

PROJECT
Flagstone Precinct 1

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

Date.	25 November 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	L

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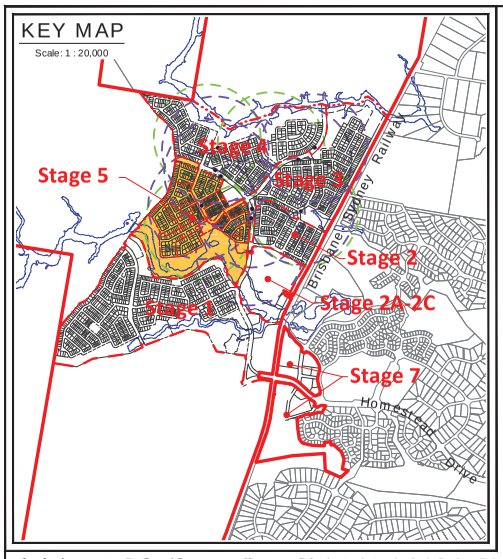

Legend

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

Note:
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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: Meinhardt.

Land Budget Stage 5		
Land Use	Overall	
	Area	%
Area of Subject Site	**50.963 ha**	**100.0%**
Saleable Area		
Residential Allotments	**19.663 ha**	**38.6%**
Medium Density Allotment	**0.660 ha**	**1.3%**
Balance Super Allotments	—	**0.0%**
Total Area of Allotments	**20.323 ha**	**39.9%**
Road		
Collector Road	**2.432 ha**	**4.8%**
Local Road	**8.745 ha**	**17.2%**
Linear Connections	**0.459 ha**	**0.9%**
Entry Statements	—	**0.0%**
Total Area of New Road	**11.636 ha**	**22.8%**
Open Space		
Corridor Park	**17.742 ha**	**34.8%**
Conservation (Within Corridor Park)	***10.710 ha***	
District Recreation Park	—	**0.0%**
Neighbourhood Recreation Park	**0.704 ha**	**1.4%**
Local Recreation Park	**0.188 ha**	**0.4%**
Local Linear Recreation Park	**0.370 ha**	**0.7%**
Stormwater Detention	—	**0.0%**
Total Open Space	**19.004 ha**	**37.3%**

Yield Breakdown Stage 5				
Residential Allotments			Overall	
	Typical Size	Typical Area		
Urban & Nano Allotments Product				
Urban Loft	4.7 x 12.5m	50m²	**8**	**1.5%**
Urban Allotments	7.5 x 16m	120m²	**6**	**1.1%**
Urban Terrace	6.2 x 27.5m	170m²	**20**	**3.7%**
Subtotal			**34**	**6.2%**
16m Deep Product				
Squat Allotment	14 x 16m	220m²	**8**	**1.5%**
Subtotal			**8**	**1.5%**
25m Deep Product				
Mode Allotment	8.5 x 25m	213m²	**4**	**0.7%**
Villa Allotment	10 x 25m	250m²	**19**	**3.5%**
Courtyard Allotment	14 x 25m	350m²	**18**	**3.3%**
Premium Courtyard Allotment	16 x 25m	400m²	**9**	**1.7%**
Premium Traditional Allotment	20 x 25m	500m²	**4**	**0.7%**
Possible Multiple Residential Allotment	—	—	**2**	**0.4%**
Subtotal			**56**	**10.3%**
28m - 30m Deep Product				
Terrace 4.5m Allotment	4.5 x 28m	126m²	**34**	**6.2%**
Terrace 6.6m Allotment	6.6 x 28m	185m²	**35**	**6.4%**
Terrace 7.5m Allotment	7.5 x 28m	210m²	**43**	**7.9%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	**44**	**8.1%**
Subtotal			**156**	**28.6%**
30m Deep Product				
Villa Allotment	10 x 30m	300m²	**45**	**8.3%**
Premium Villa Allotment	12.5 x 30m	375m²	**81**	**14.9%**
Courtyard Allotment	14 x 30m	420m²	**109**	**20.0%**
Traditional Allotment	20 x 30m	600m²	**43**	**7.9%**
Premium Traditional Allotment	25 x 30m	720m²	**10**	**1.8%**
Possible Multiple Residential Allotment	—	—	**3**	**0.6%**
Subtotal			**291**	**53.4%**
Total Residential Allotments			**545**	**100%**
Residential Net Density			**18.1 dw/ha**	
Super Lots			**Lots**	
Medium Density Allotment			**1**	
Balance Super Allotments			—	
Sub Total			**1**	
Total Allotments			**546**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**554**	
Maximum Potential Net Residential Density			**18.4 dw/ha**	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 10 December 2020
Queensland Government

Stage 5G
Stage 5F
Stage 5E
Stage 5D
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Yield Breakdown Stage 5

Residential Allotments	Typical Size	Typical Area	Stage 5A	Stage 5B	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5Ii	Stage 5Iii	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O	Stage 5P	Stage 5Q	Stage 5R	Overall	
Urban & Nano Allotments Product																							
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	—	—	—	—	—	8	—	—	—	—	—	—	—	**8**	**1.5%**
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—	—	—	**6**	**1.1%**
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	—	—	—	—	—	—	9	11	—	—	—	—	—	**20**	**3.7%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6**	**—**	**—**	**8**	**9**	**11**	**—**	**—**	**—**	**—**	**—**	**34**	**6.2%**
16m Deep Product																							
Squat Allotment	14 x 16m	220m²	—	—	—	2	2	—	—	2	1	1	—	—	—	—	—	—	—	—	—	**8**	**1.5%**
Subtotal			**—**	**—**	**—**	**2**	**2**	**—**	**—**	**2**	**1**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**8**	**1.5%**
25m Deep Product																							
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	**4**	**0.7%**
Villa Allotment	10 x 25m	250m²	—	—	—	4	—	—	—	2	8	2	—	—	—	—	—	—	—	—	3	**19**	**3.5%**
Courtyard Allotment	14 x 25m	350m²	—	—	—	3	—	—	—	4	5	3	—	—	—	—	—	—	—	—	3	**18**	**3.3%**
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	2	—	—	—	1	3	2	—	—	—	—	—	—	—	—	1	**9**	**1.7%**
Premium Traditional Allotment	20 x 25m	500m²	—	3	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	**4**	**0.7%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	**2**	**0.4%**
Subtotal			**—**	**3**	**—**	**9**	**—**	**—**	**1**	**8**	**16**	**7**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**12**	**56**	**10.3%**
28m - 30m Deep Product																							
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	—	—	—	—	—	—	8	6	10	10	—	—	—	—	—	**34**	**6.2%**
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	—	—	—	—	—	—	—	10	9	8	8	—	—	—	—	—	**35**	**6.4%**
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	10	—	9	—	—	5	1	7	7	—	—	—	—	4	**43**	**7.9%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	4	—	4	—	—	6	8	10	10	—	—	—	—	2	**44**	**8.1%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**14**	**—**	**13**	**—**	**—**	**29**	**24**	**35**	**35**	**—**	**—**	**—**	**—**	**6**	**156**	**28.6%**
30m Deep Product																							
Villa Allotment	10 x 30m	300m²	—	3	1	8	11	2	3	7	4	3	1	—	—	—	—	—	—	—	2	**45**	**8.3%**
Premium Villa Allotment	12.5 x 30m	375m²	1	2	3	15	11	6	17	8	4	4	1	—	—	—	—	—	—	—	9	**81**	**14.9%**
Courtyard Allotment	14 x 30m	420m²	6	14	14	11	10	7	13	9	8	5	2	—	—	—	—	—	—	—	10	**109**	**20.0%**
Traditional Allotment	20 x 30m	600m²	5	8	7	5	3	3	7	1	—	—	1	—	—	—	—	—	—	—	3	**43**	**7.9%**
Premium Traditional Allotment	25 x 30m	720m²	1	1	6	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	**10**	**1.8%**
Possible Multiple Residential Allotment	—	—	—	1	1	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	**3**	**0.6%**
Subtotal			**13**	**29**	**32**	**39**	**35**	**18**	**43**	**25**	**16**	**12**	**5**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**24**	**291**	**53.4%**
Total Residential Allotments			**13**	**32**	**32**	**50**	**37**	**32**	**44**	**48**	**39**	**20**	**34**	**32**	**44**	**46**	**—**	**—**	**—**	**—**	**42**	**545**	**100%**
Residential Net Density			10.9 dw/ha	12.4 dw/ha	12.2 dw/ha	17.0 dw/ha	17.0 dw/ha	17.5 dw/ha	14.9 dw/ha	17.3 dw/ha	17.8 dw/ha	21.1 dw/ha	35.8 dw/ha	42.7 dw/ha	28.0 dw/ha	41.9 dw/ha	—	—	—	—	18.0 dw/ha	**18.1 dw/ha**	
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	**1**	
Balance Super Allotments			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	
Sub Total			**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**—**	**—**	**—**	**—**	**1**	
Total Allotments			**13**	**32**	**32**	**50**	**37**	**32**	**44**	**48**	**39**	**20**	**34**	**32**	**44**	**46**	**1**	**—**	**—**	**—**	**42**	**546**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**13**	**33**	**35**	**50**	**37**	**32**	**47**	**49**	**39**	**20**	**34**	**32**	**44**	**46**	**—**	**—**	**—**	**—**	**43**	**554**	
Maximum Potential Net Residential Density			10.9 dw/ha	12.8 dw/ha	13.3 dw/ha	17.0 dw/ha	17.0 dw/ha	17.5 dw/ha	15.9 dw/ha	17.7 dw/ha	17.8 dw/ha	21.1 dw/ha	35.8 dw/ha	42.7 dw/ha	28.0 dw/ha	41.9 dw/ha	—	—	—	—	18.5 dw/ha	18.4 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government

Land Budget Stage 5

Land Use	Stage 5A Area	Stage 5B Area	Stage 5C Area	Stage 5D Area	Stage 5E Area	Stage 5F Area	Stage 5G Area	Stage 5H Area	Stage 5Ii Area	Stage 5Iii Area	Stage 5J Area	Stage 5K Area	Stage 5L Area	Stage 5M Area	Stage 5N Area	Stage 5O Area	Stage 5P Area	Stage 5Q Area	Stage 5R Area	Overall Area	Overall %
Area of Subject Site	**1.623 ha**	**2.571 ha**	**2.627 ha**	**3.880 ha**	**2.174 ha**	**1.824 ha**	**2.949 ha**	**2.772 ha**	**2.628 ha**	**1.329 ha**	**0.949 ha**	**0.749 ha**	**1.571 ha**	**1.099 ha**	**0.660 ha**	**0.704 ha**	**17.742 ha**	**0.785 ha**	**2.327 ha**	**50.963 ha**	**100.0%**
Saleable Area																					
Residential 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	1.364 ha	0.769 ha	0.777 ha	0.575 ha	0.851 ha	0.890 ha	—	—	—	—	1.672 ha	**19.663 ha**	**38.6%**
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.660 ha	—	—	—	—	**0.660 ha**	**1.3%**
Balance Super Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
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**	**1.364 ha**	**0.769 ha**	**0.777 ha**	**0.575 ha**	**0.851 ha**	**0.890 ha**	**0.660 ha**	**—**	**—**	**—**	**1.672 ha**	**20.323 ha**	**39.9%**
Road																					
Collector Road	0.431 ha	—	—	0.938 ha	—	—	—	—	0.442 ha	—	—	—	—	—	—	—	—	0.621 ha	—	**2.432 ha**	**4.8%**
Local Road	0.466 ha	0.901 ha	0.805 ha	0.809 ha	0.620 ha	0.465 ha	0.841 ha	0.827 ha	0.795 ha	0.530 ha	0.172 ha	0.163 ha	0.487 ha	0.209 ha	—	—	—	—	0.655 ha	**8.745 ha**	**17.2%**
Linear Connections	0.036 ha	—	0.036 ha	—	0.074 ha	0.036 ha	—	—	0.027 ha	0.030 ha	—	0.011 ha	0.045 ha	—	—	—	—	0.164 ha	—	**0.459 ha**	**0.9%**
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.933 ha**	**0.901 ha**	**0.841 ha**	**1.747 ha**	**0.694 ha**	**0.501 ha**	**0.841 ha**	**0.827 ha**	**1.264 ha**	**0.560 ha**	**0.172 ha**	**0.174 ha**	**0.532 ha**	**0.209 ha**	**—**	**—**	**—**	**0.785 ha**	**0.655 ha**	**11.636 ha**	**22.8%**
Open Space																					
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17.742 ha	—	—	**17.742 ha**	**34.8%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*10.710 ha*	—	—	***10.710 ha***	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
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	—	—	—	—	—	—	—	—	—	—	—	**0.370 ha**	**0.7%**
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**0.220 ha**	**—**	**0.150 ha**	**—**	**—**	**—**	**—**	**0.188 ha**	**—**	**—**	**0.704 ha**	**17.742 ha**	**—**	**—**	**19.004 ha**	**37.3%**

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
F: 15/07/2019 Amended Layout
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
J: 07/10/2020 Stage 2 & 5 Layout Amendments
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments

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: THG.
Adjoining information: DCDB.
Contours: Lidar.

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PROJECT
Flagstone
Precinct 1

Plan of Subdivision
Stage 5
Overall Statistics

Date.	25 November 2020
Comp By.	WW / JC / MD
Checked By.	DG / MD
DWG Name.	Precinct 1 Stage 5
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	NTS
Sheet	A1
Plan Ref	110056 – 404
Rev	L

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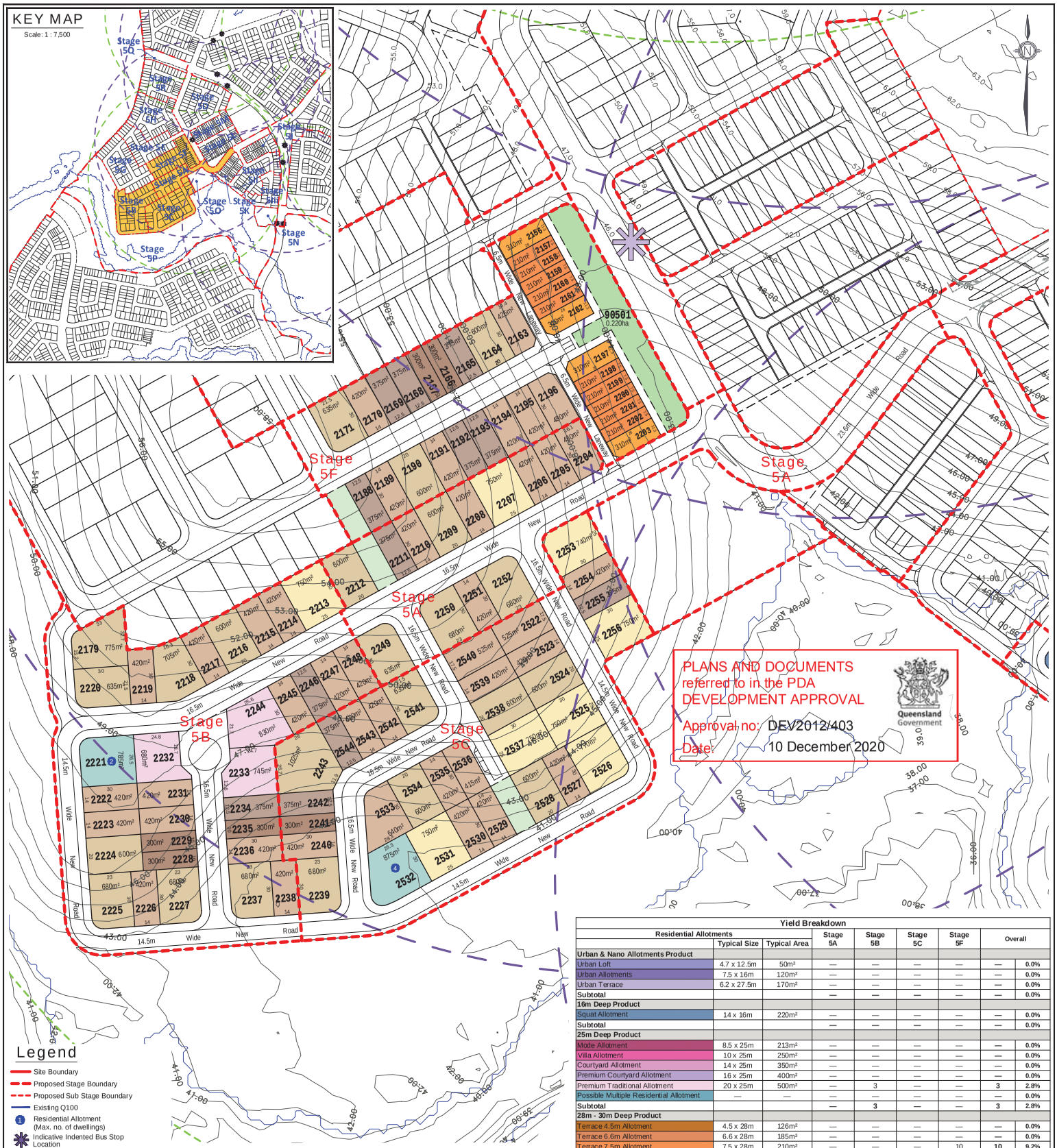

Legend

- 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)

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

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Areas have been rounded down to the nearest 5m².

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

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

Land Budget

Land Use	Stage 5A Area	Stage 5B Area	Stage 5C Area	Stage 5F Area	Overall Area	Overall %
Area of Subject Site	**1.623 ha**	**2.571 ha**	**2.627 ha**	**1.824 ha**	**8.645 ha**	**100.0%**
Saleable Area						
Residential Allotments	0.690 ha	1.670 ha	1.786 ha	1.103 ha	**5.249 ha**	**60.7%**
Medium Density Allotment	—	—	—	—	—	**0.0%**
Balance Super Allotments	—	—	—	—	—	**0.0%**
Total Area of Allotments	**0.690 ha**	**1.670 ha**	**1.786 ha**	**1.103 ha**	**5.249 ha**	**60.7%**
Road						
Collector Road	0.431 ha	—	—	—	**0.431 ha**	**5.0%**
Local Road	0.466 ha	0.901 ha	0.805 ha	0.465 ha	**2.637 ha**	**30.5%**
Linear Connections	0.036 ha	—	0.036 ha	0.036 ha	**0.108 ha**	**1.2%**
Entry Statements	—	—	—	—	—	**0.0%**
Total Area of New Road	**0.933 ha**	**0.901 ha**	**0.841 ha**	**0.501 ha**	**3.176 ha**	**36.7%**
Open Space						
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	—	—	—	0.220 ha	**0.220 ha**	**2.5%**
Stormwater Detention	—	—	—	—	—	**0.0%**
Total Open Space	—	—	—	**0.220 ha**	**0.220 ha**	**2.5%**

Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5A	Stage 5B	Stage 5C	Stage 5F	Overall	
Urban & Nano Allotments Product								
Urban Loft	4.7 x 12.5m	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								
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	—	—	—	—	—	**0.0%**
Premium Traditional Allotment	20 x 25m	500m²	—	3	—	—	**3**	**2.8%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	**0.0%**
Subtotal			—	**3**	—	—	**3**	**2.8%**
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	—	—	—	10	**10**	**9.2%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	4	**4**	**3.7%**
Subtotal			—	—	—	**14**	**14**	**12.8%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	—	3	1	2	**6**	**5.5%**
Premium Villa Allotment	12.5 x 30m	375m²	1	2	3	6	**12**	**11.0%**
Courtyard Allotment	14 x 30m	420m²	6	14	14	7	**41**	**37.6%**
Traditional Allotment	20 x 30m	600m²	5	8	7	3	**23**	**21.1%**
Premium Traditional Allotment	25 x 30m	720m²	1	1	6	—	**8**	**7.3%**
Possible Multiple Residential Allotment	—	—	—	1	1	—	**2**	**1.8%**
Subtotal			**13**	**29**	**32**	**18**	**92**	**84.4%**
Total Residential Allotments			**13**	**32**	**32**	**32**	**109**	**100.0%**
Residential Net Density			**10.9 dw/ha**	**12.4 dw/ha**	**12.2 dw/ha**	**17.5 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	—	—	
Balance Super Allotments			—	—	—	—	—	
Sub Total			—	—	—	—	—	
Total Allotments			**13**	**32**	**32**	**32**	**109**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**13**	**33**	**35**	**32**	**113**	
Maximum Potential Net Residential Density			**10.9 dw/ha**	**12.8 dw/ha**	**13.3 dw/ha**	**17.5 dw/ha**		

REVISION
A: 31/07/18 Amend Sub-Staging & Open Space
B: 24/10/18 Amended Layout
C: 03/12/2018 Further Issues Amendments
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L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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Plan of Subdivision
Stage 5A - C & F
Allotment Layout

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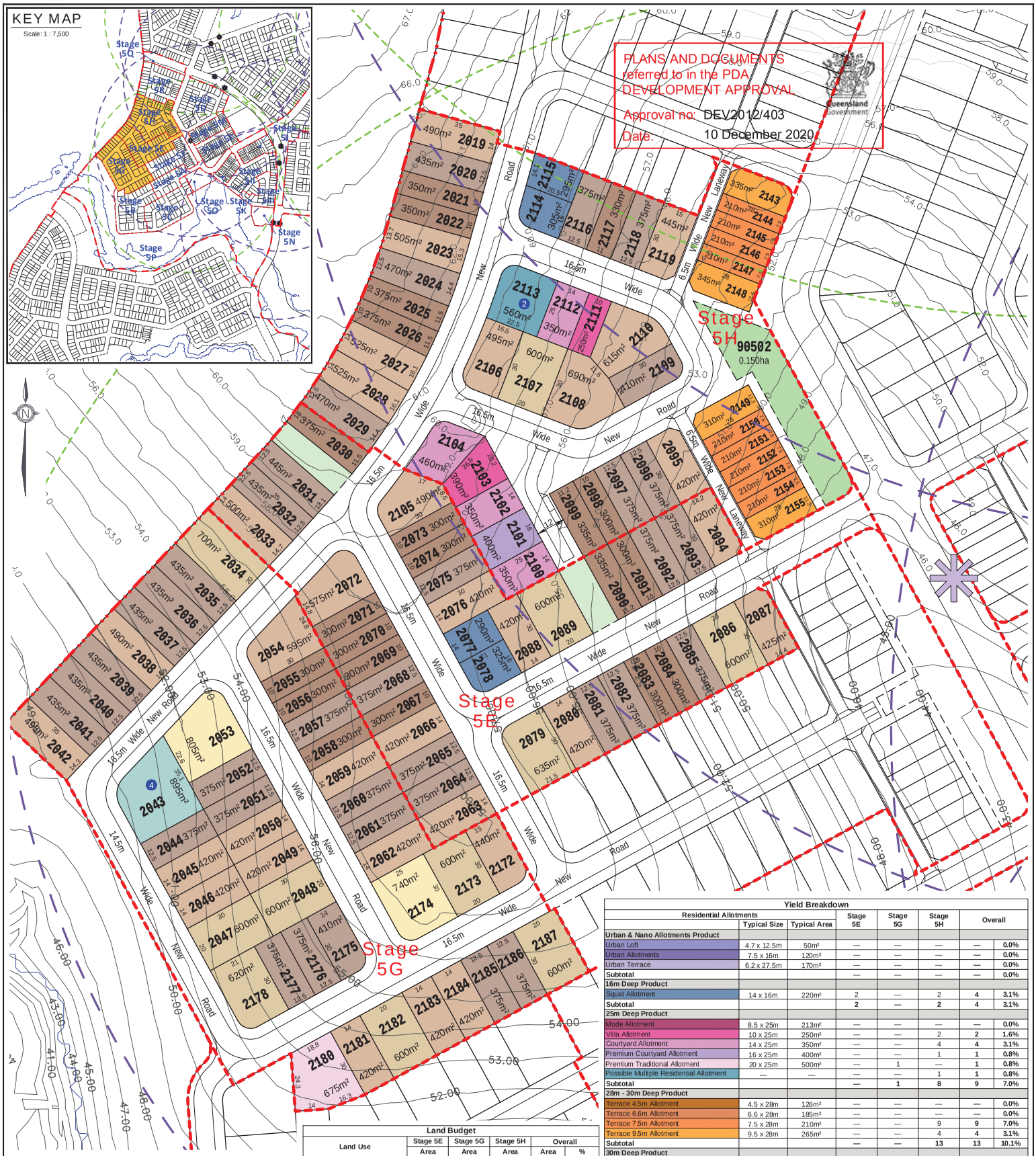
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 – 405	L



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)

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Land Budget

Land Use	Stage 5E Area	Stage 5G Area	Stage 5H Area	Overall Area	Overall %
Area of Subject Site	**2.174 ha**	**2.949 ha**	**2.772 ha**	**7.895 ha**	**100.0%**
Saleable Area					
Residential Allotments	1.480 ha	2.108 ha	1.795 ha	**5.383 ha**	**68.2%**
Medium Density Allotment	—	—	—	—	**0.0%**
Balance Super Allotments	—	—	—	—	**0.0%**
Total Area of Allotments	**1.480 ha**	**2.108 ha**	**1.795 ha**	**5.383 ha**	**68.2%**
Road					
Collector Road	—	—	—	—	**0.0%**
Local Road	0.620 ha	0.841 ha	0.827 ha	**2.288 ha**	**29.0%**
Linear Connections	0.074 ha	—	—	**0.074 ha**	**0.9%**
Entry Statements	—	—	—	—	**0.0%**
Total Area of New Road	**0.694 ha**	**0.841 ha**	**0.827 ha**	**2.362 ha**	**29.9%**
Open Space					
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	—	—	0.150 ha	**0.150 ha**	**1.9%**
Stormwater Detention	—	—	—	—	**0.0%**
Total Open Space	**—**	**—**	**0.150 ha**	**0.150 ha**	**1.9%**

Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5E	Stage 5G	Stage 5H	Overall	
Urban & Nano Allotments Product							
Urban Loft	4.7 x 12.5m	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							
Squat Allotment	14 x 16m	220m²	2	—	2	**4**	**3.1%**
Subtotal			**2**	**—**	**2**	**4**	**3.1%**
25m Deep Product							
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	**0.0%**
Villa Allotment	10 x 25m	250m²	—	—	2	**2**	**1.6%**
Courtyard Allotment	14 x 25m	350m²	—	—	4	**4**	**3.1%**
Premium Courtyard Allotment	16 x 25m	400m²	—	—	1	**1**	**0.8%**
Premium Traditional Allotment	20 x 25m	500m²	—	1	—	**1**	**0.8%**
Possible Multiple Residential Allotment	—	—	—	—	1	**1**	**0.8%**
Subtotal			**—**	**1**	**8**	**9**	**7.0%**
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	—	—	9	**9**	**7.0%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	4	**4**	**3.1%**
Subtotal			**—**	**—**	**13**	**13**	**10.1%**
30m Deep Product							
Villa Allotment	10 x 30m	300m²	11	3	7	**21**	**16.3%**
Premium Villa Allotment	12.5 x 30m	375m²	11	17	8	**36**	**27.9%**
Courtyard Allotment	14 x 30m	420m²	10	13	9	**32**	**24.8%**
Traditional Allotment	20 x 30m	600m²	3	7	1	**11**	**8.5%**
Premium Traditional Allotment	25 x 30m	720m²	—	2	—	**2**	**1.6%**
Possible Multiple Residential Allotment	—	—	—	1	—	**1**	**0.8%**
Subtotal			**35**	**43**	**25**	**103**	**79.8%**
Total Residential Allotments			**37**	**44**	**48**	**129**	**100.0%**
Residential Net Density			**17.0 dw/ha**	**14.9 dw/ha**	**17.3 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	—	
Balance Super Allotments			—	—	—	—	
Sub Total			—	—	—	—	
Total Allotments			**37**	**44**	**48**	**129**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**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 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
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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
J: 07/10/2020 Stage 2 & 5 Layout Amendments
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT
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Plan of Subdivision
Stage 5E, H & G
Allotment Layout

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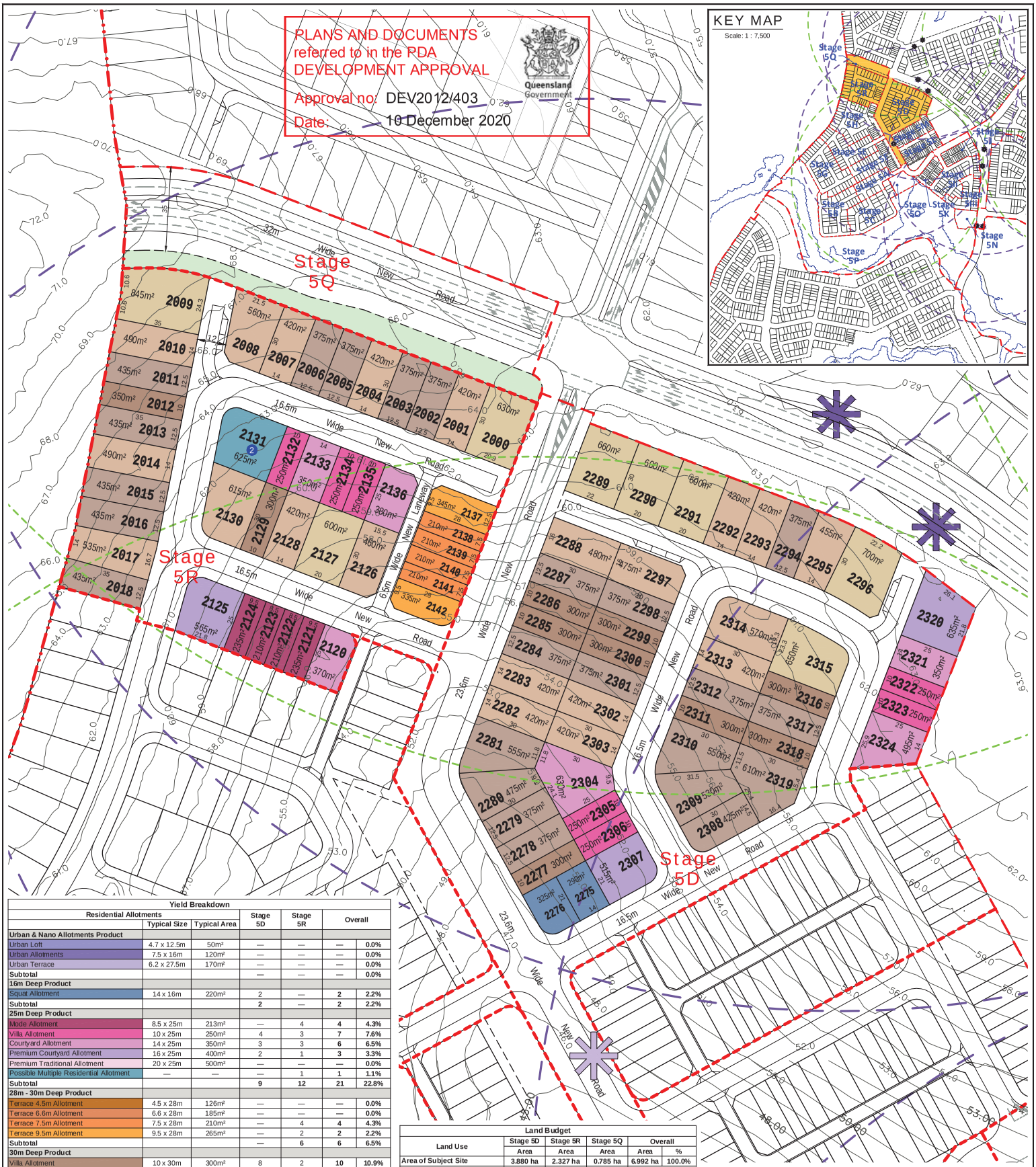
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	110056 – 406	L

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

Queensland Government



Yield Breakdown						
Residential Allotments			**Stage 5D**	**Stage 5R**	**Overall**	
	Typical Size	**Typical Area**				
Urban & Nano Allotments Product						
Urban Loft	4.7 x 12.5m	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						
Squat Allotment	14 x 16m	220m²	2	—	2	2.2%
Subtotal			2	—	2	2.2%
25m Deep Product						
Mode Allotment	8.5 x 25m	213m²	—	4	4	4.3%
Villa Allotment	10 x 25m	250m²	4	3	7	7.6%
Courtyard Allotment	14 x 25m	350m²	3	3	6	6.5%
Premium Courtyard Allotment	16 x 25m	400m²	2	1	3	3.3%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	1	1	1.1%
Subtotal			9	12	21	22.8%
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	—	4	4	4.3%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	2	2	2.2%
Subtotal			—	6	6	6.5%
30m Deep Product						
Villa Allotment	10 x 30m	300m²	8	2	10	10.9%
Premium Villa Allotment	12.5 x 30m	375m²	15	9	24	26.1%
Courtyard Allotment	14 x 30m	420m²	11	10	21	22.8%
Traditional Allotment	20 x 30m	600m²	5	3	8	8.7%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal			39	24	63	68.5%
Total Residential Allotments			50	42	92	100.0%
Residential Net Density			17.0 dw/ha	18.0 dw/ha		
Super Lots			Lots	Lots	Lots	
Medium Density Allotment			—	—	—	
Balance Super Allotments			—	—	—	
Sub Total			—	—	—	
Total Allotments			50	42	92	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			50	43	93	
Maximum Potential Net Residential Density			17.0 dw/ha	18.5 dw/ha		

Land Budget					
Land Use	**Stage 5D**	**Stage 5R**	**Stage 5Q**	**Overall**	
	Area	**Area**	**Area**	**Area**	**%**
Area of Subject Site	**3.880 ha**	**2.327 ha**	**0.785 ha**	**6.992 ha**	**100.0%**
Saleable Area					
Residential Allotments	2.133 ha	1.672 ha	—	**3.805 ha**	**54.4%**
Medium Density Allotment	—	—	—	—	**0.0%**
Balance Super Allotments	—	—	—	—	**0.0%**
Total Area of Allotments	**2.133 ha**	**1.672 ha**	—	**3.805 ha**	**54.4%**
Road					
Collector Road	0.938 ha	—	0.621 ha	**1.559 ha**	**22.3%**
Local Road	0.809 ha	0.655 ha	—	**1.464 ha**	**20.9%**
Linear Connections	—	—	0.164 ha	**0.164 ha**	**2.3%**
Entry Statements	—	—	—	—	**0.0%**
Total Area of New Road	**1.747 ha**	**0.655 ha**	**0.785 ha**	**3.187 ha**	**45.6%**
Open Space					
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%**

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)
- Park Catchment (400m)

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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Source Information:
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Adjoining information: DCDB.
Contours: Meinhardt.

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PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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

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Scale	Sheet	Plan Ref	Rev
1 : 750	A1	110056 – 407	L

KEY MAP

Scale: 1 : 7,500

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)

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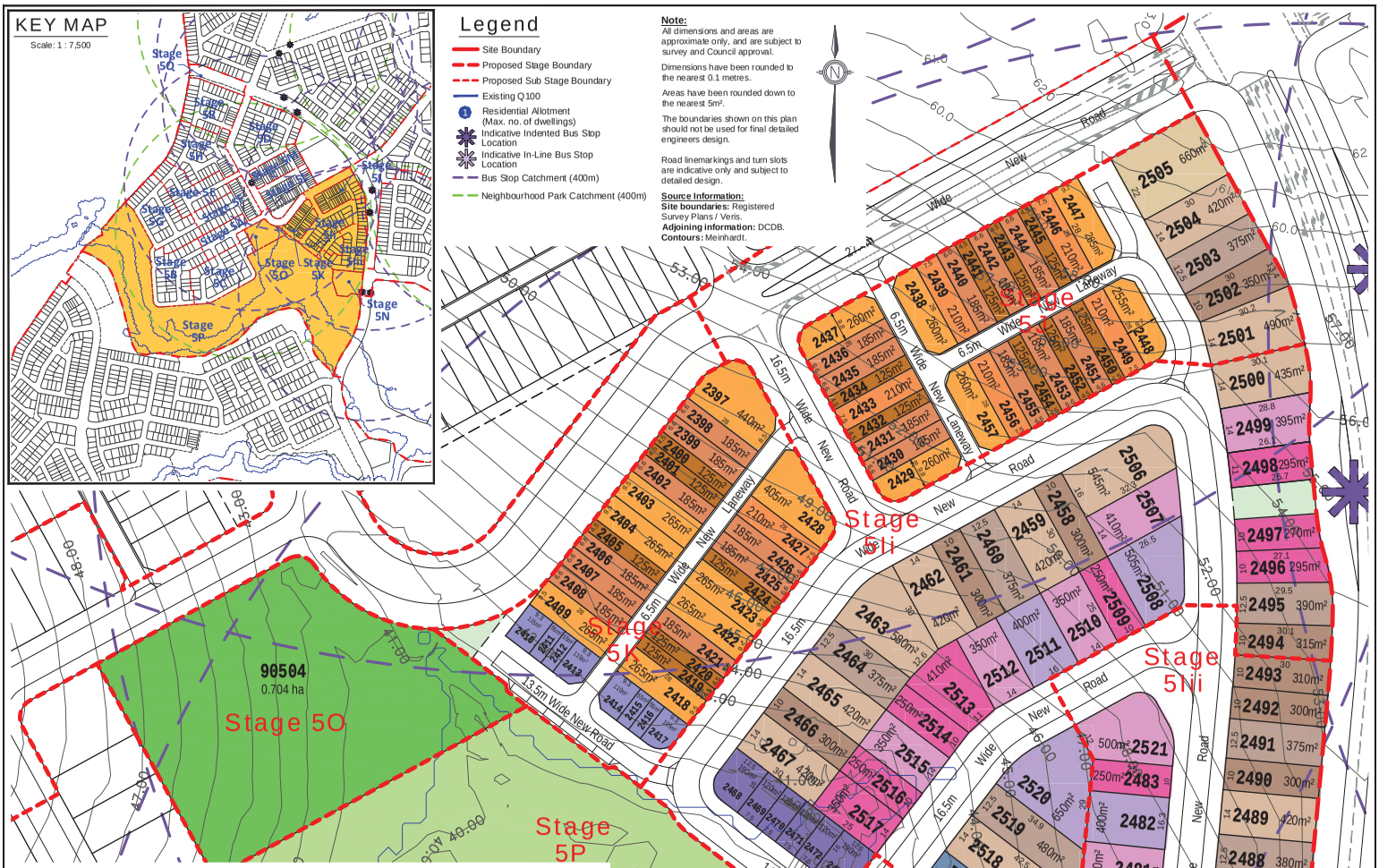


Land Budget

Land Use	Stage 5li	Stage 5lii	Stage 5J	Stage 5K	Stage 5N	Stage 5O	Stage 5P	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**2.628 ha**	**1.329 ha**	**0.949 ha**	**0.749 ha**	**0.660 ha**	**0.704 ha**	**17.742 ha**	**24.761 ha**	**100.0%**
Saleable Area									
Residential Allotments	1.364 ha	0.769 ha	0.777 ha	0.575 ha	—	—	—	**3.485 ha**	**14.1%**
Medium Density Allotment	—	—	—	—	0.660 ha	—	—	**0.660 ha**	**2.7%**
Balance Super Allotments	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.364 ha**	**0.769 ha**	**0.777 ha**	**0.575 ha**	**0.660 ha**	**—**	**—**	**4.145 ha**	**16.7%**
Road									
Collector Road	0.442 ha	—	—	—	—	—	—	**0.442 ha**	**1.8%**
Local Road	0.795 ha	0.530 ha	0.172 ha	0.163 ha	—	—	—	**1.660 ha**	**6.7%**
Linear Connections	0.027 ha	0.030 ha	—	0.011 ha	—	—	—	**0.068 ha**	**0.3%**
Entry Statements	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.264 ha**	**0.560 ha**	**0.172 ha**	**0.174 ha**	**—**	**—**	**—**	**2.170 ha**	**8.8%**
Open Space									
Corridor Park	—	—	—	—	—	—	17.742 ha	**17.742 ha**	**71.7%**
Conservation (within Corridor Park)	—	—	—	—	—	—	*10.710 ha*	***10.710 ha***	
District Recreation Park	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	0.704 ha	—	**0.704 ha**	**2.8%**
Local Recreation Park	—	—	—	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**0.704 ha**	**17.742 ha**	**18.446 ha**	**74.5%**

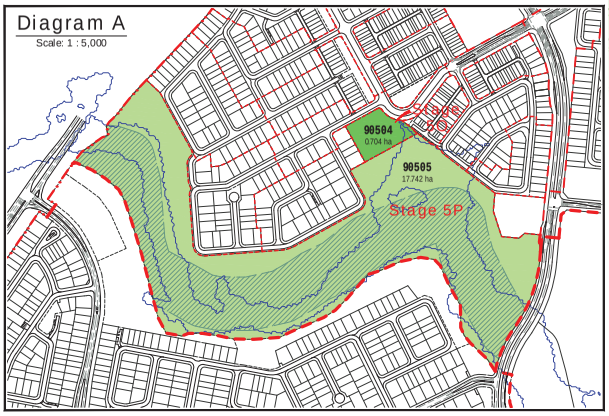
Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5li	Stage 5lii	Stage 5J	Stage 5K	Stage 5N	Overall	
Urban & Nano Allotments Product									
Urban Loft	4.7 x 12.5m	50m²	—	—	—	8	—	**8**	**6.4%**
Urban Allotments	7.5 x 16m	120m²	6	—	—	—	—	**6**	**4.8%**
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	**—**	**0.0%**
Subtotal			**6**	**—**	**—**	**8**	**—**	**14**	**11.2%**
16m Deep Product									
Squat Allotment	14 x 16m	220m²	1	1	—	—	—	**2**	**1.6%**
Subtotal			**1**	**1**	**—**	**—**	**—**	**2**	**1.6%**
25m Deep Product									
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	**—**	**0.0%**
Villa Allotment	10 x 25m	250m²	8	2	—	—	—	**10**	**8.0%**
Courtyard Allotment	14 x 25m	350m²	5	3	—	—	—	**8**	**6.4%**
Premium Courtyard Allotment	16 x 25m	400m²	3	2	—	—	—	**5**	**4.0%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**16**	**7**	**—**	**—**	**—**	**23**	**18.4%**
28m - 30m Deep Product									
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	8	6	—	**14**	**11.2%**
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	10	9	—	**19**	**15.2%**
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	5	1	—	**6**	**4.8%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	6	8	—	**14**	**11.2%**
Subtotal			**—**	**—**	**29**	**24**	**—**	**53**	**42.4%**
30m Deep Product									
Villa Allotment	10 x 30m	300m²	4	3	1	—	—	**8**	**6.4%**
Premium Villa Allotment	12.5 x 30m	375m²	4	4	1	—	—	**9**	**7.2%**
Courtyard Allotment	14 x 30m	420m²	8	5	2	—	—	**15**	**12.0%**
Traditional Allotment	20 x 30m	600m²	—	—	1	—	—	**1**	**0.8%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**16**	**12**	**5**	**—**	**—**	**33**	**26.4%**
Total Residential Allotments			**39**	**20**	**34**	**32**	**—**	**125**	**100.0%**
Residential Net Density			**17.8 dw/ha**	**21.1 dw/ha**	**35.8 dw/ha**	**42.7 dw/ha**	**—**		

Super Lots	Lots	Lots	Lots	Lots	Lots	Lots
Medium Density Allotment	—	—	—	—	1	**1**
Balance Super Allotments	—	—	—	—	—	**—**
Sub Total	**—**	**—**	**—**	**—**	**1**	**1**
Total Allotments	**39**	**20**	**34**	**32**	**1**	**126**
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**39**	**20**	**34**	**32**	**—**	**125**
Maximum Potential Net Residential Density	**17.8 dw/ha**	**21.1 dw/ha**	**35.8 dw/ha**	**42.7 dw/ha**	**—**	

Diagram A

Scale: 1 : 5,000



Scale 1 : 750 @ A1

0 5 10 20 30 40 50

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PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	25 November 2020
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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

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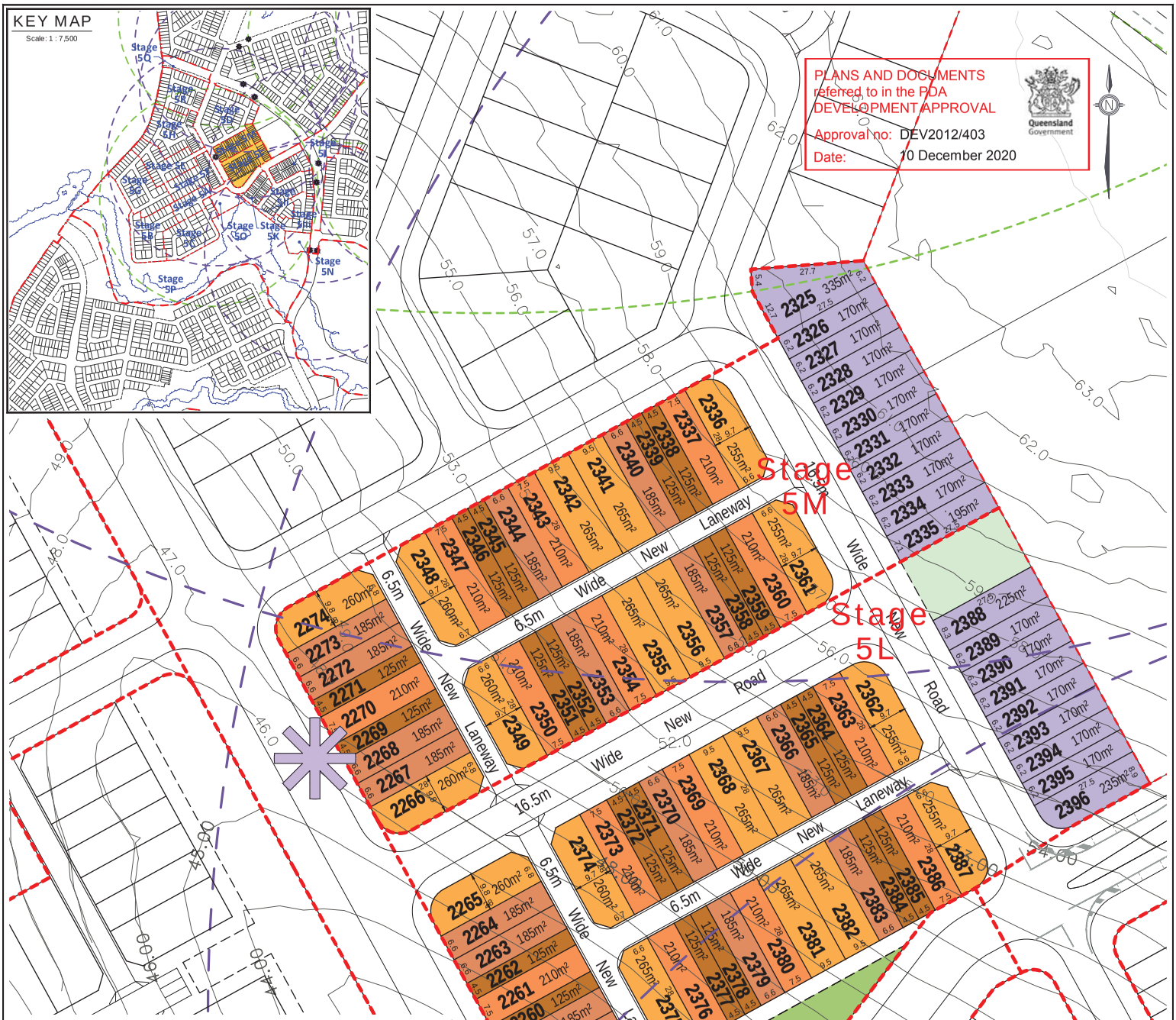

Yield Breakdown						
Residential Allotments			Stage 5L	Stage 5M	Overall	
	Typical Size	Typical Area				
Urban & Nano Allotments Product						
Urban Loft	4.7 x 12.5m	50m²	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	9	11	20	22.2%
Subtotal			9	11	20	22.2%
16m 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	—	—	—	0.0%
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			—	—	—	0.0%
28m - 30m Deep Product						
Terrace 4.5m Allotment	4.5 x 28m	126m²	10	10	20	22.2%
Terrace 6.6m Allotment	6.6 x 28m	185m²	8	8	16	17.8%
Terrace 7.5m Allotment	7.5 x 28m	210m²	7	7	14	15.6%
Terrace 9.5m Allotment	9.5 x 28m	265m²	10	10	20	22.2%
Subtotal			35	35	70	77.8%
30m Deep Product						
Villa Allotment	10 x 30m	300m²	—	—	—	0.0%
Premium Villa Allotment	12.5 x 30m	375m²	—	—	—	0.0%
Courtyard Allotment	14 x 30m	420m²	—	—	—	0.0%
Traditional Allotment	20 x 30m	600m²	—	—	—	0.0%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal			—	—	—	0.0%
Total Residential Allotments			44	46	90	100.0%
Residential Net Density			28.0 dw/ha	41.9 dw/ha		
Super Lots			Lots	Lots	Lots	
Medium Density Allotment			—	—	—	
Balance Super Allotments			—	—	—	
Sub Total			—	—	—	
Total Allotments			44	46	90	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			44	46	90	
Maximum Potential Net Residential Density			28.0 dw/ha	41.9 dw/ha		

Land Budget				
Land Use	Stage 5L	Stage 5M	Overall	
	Area	Area	Area	%
Area of Subject Site	1.571 ha	1.099 ha	2.670 ha	100.0%
Saleable Area				
Residential Allotments	0.851 ha	0.890 ha	1.741 ha	65.2%
Medium Density Allotment	—	—	—	0.0%
Balance Super Allotments	—	—	—	0.0%
Total Area of Allotments	0.851 ha	0.890 ha	1.741 ha	65.2%
Road				
Collector Road	—	—	—	0.0%
Local Road	0.487 ha	0.209 ha	0.696 ha	26.1%
Linear Connections	0.045 ha	—	0.045 ha	1.7%
Entry Statements	—	—	—	0.0%
Total Area of New Road	0.532 ha	0.209 ha	0.741 ha	27.8%
Open Space				
Corridor Park	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	0.0%
District Recreation Park	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	0.188 ha	—	0.188 ha	7.0%
Local Linear Recreation Park	—	—	—	0.0%
Stormwater Detention	—	—	—	0.0%
Total Open Space	0.188 ha	—	0.188 ha	7.0%

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