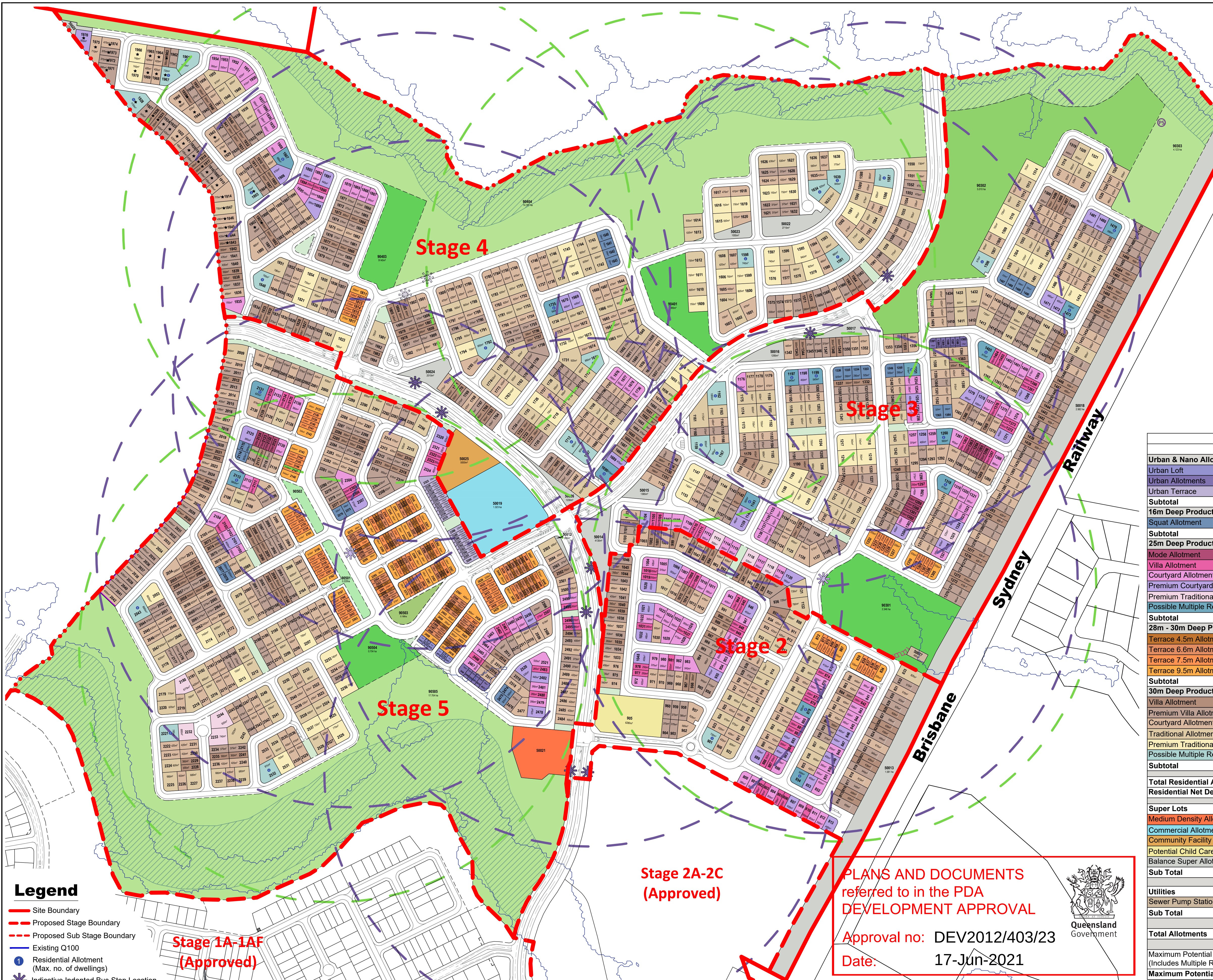




Land Budget Stages 2 – 5						
Land Use	Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Area of Subject Site	Area	Area	Area	Area	Area	%
16.883 ha	45.912 ha	54.976 ha	52.172 ha	169.943 ha	100.0%	
Saleable Area						
Residential Allotments	9.636 ha	19.744 ha	21.369 ha	19.663 ha	70.412 ha	41.4%
Medium Density 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	3.794 ha	0.747 ha	0.028 ha	6.150 ha	3.6%
Total Area of Allotments	11.845 ha	23.538 ha	23.940 ha	20.356 ha	79.679 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	3.062 ha	4.559 ha	3.617 ha	12.740 ha	7.5%
Local Road	3.465 ha	7.616 ha	9.528 ha	8.774 ha	29.383 ha	17.3%
Linear Connections	0.071 ha	0.172 ha	0.359 ha	0.459 ha	1.061 ha	0.6%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	5.038 ha	10.850 ha	14.446 ha	12.850 ha	43.184 ha	25.4%
Open Space						
Corridor Park	—	4.123 ha	14.787 ha	17.704 ha	36.614 ha	21.5%
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	18.966 ha	47.035 ha	27.7%

Residential Allotments			Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Urban & Nano Allotments Product	Typical Size	Typical Area						
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	18	63	4%
Courtyard Allotment	14 x 25m	350m²	41	37	22	20	120	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	18	8	8	51	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	—	—	—	32	32	2%
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	31	31	2%
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	8	5	48	69	4%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	4	2	44	54	3%
Subtotal			12	12	7	155	186	11%
30m Deep Product								
Villa Allotment	10 x 30m	300m²	32	49	56	41	178	11%
Premium Villa Allotment	12.5 x 30m	375m²	33	92	113	81	319	19%
Courtyard Allotment	14 x 30m	420m²	51	94	113	112	370	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	290	1133	69%
Total Residential Allotments			237	436	438	543	1654	100%
Residential Net Density			18.0 dw/ha	14.6 dw/ha	13.2 dw/ha	18.0 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	5	5	1	—	—	12	
Sub Total	2	5	7	2	—	—	16	
Utilities								
Sewer Pump Station	—	1	—	—	—	—	1	
Sub Total	—	1	—	—	—	—	1	
Total Allotments			239	442	445	545	1671	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			240	455	466	552	1713	
Maximum Potential Net Residential Density			18.2 dw/ha	15.2 dw/ha	14.1 dw/ha	18.3 dw/ha	16.1 dw/ha	

Legend

Site Boundary

Proposed Stage Boundary

Proposed Sub Stage Boundary

Existing Q100

Residential Allotment (Max. no. of dwellings)

Indicative Indented Bus Stop Location

Indicative In-Line Bus Stop Location

Indicative Temporary In-Line Bus Stop Location

Bus Stop Catchment (400m)

Neighbourhood Park Catchment (400m)

Indicative Pump Station Location

10m Wide EMT (Railway)

6m Wide SPS Access EMT

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
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 EDO 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: 29/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments

PROJECT		Flagstone Precinct 1	
Job Ref.	110056	Date.	21 May 2021
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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/23
Date: 17-Jun-2021

Queensland Government

Scale 1 : 3000

Sheet A1

Plan Ref 110056 – 374

Rev M

Scale 1 : 3000

Sheet A1

Plan Ref 110056 – 374

Rev M

Scale 1 : 3000

Sheet A1

Plan Ref 110056 – 374

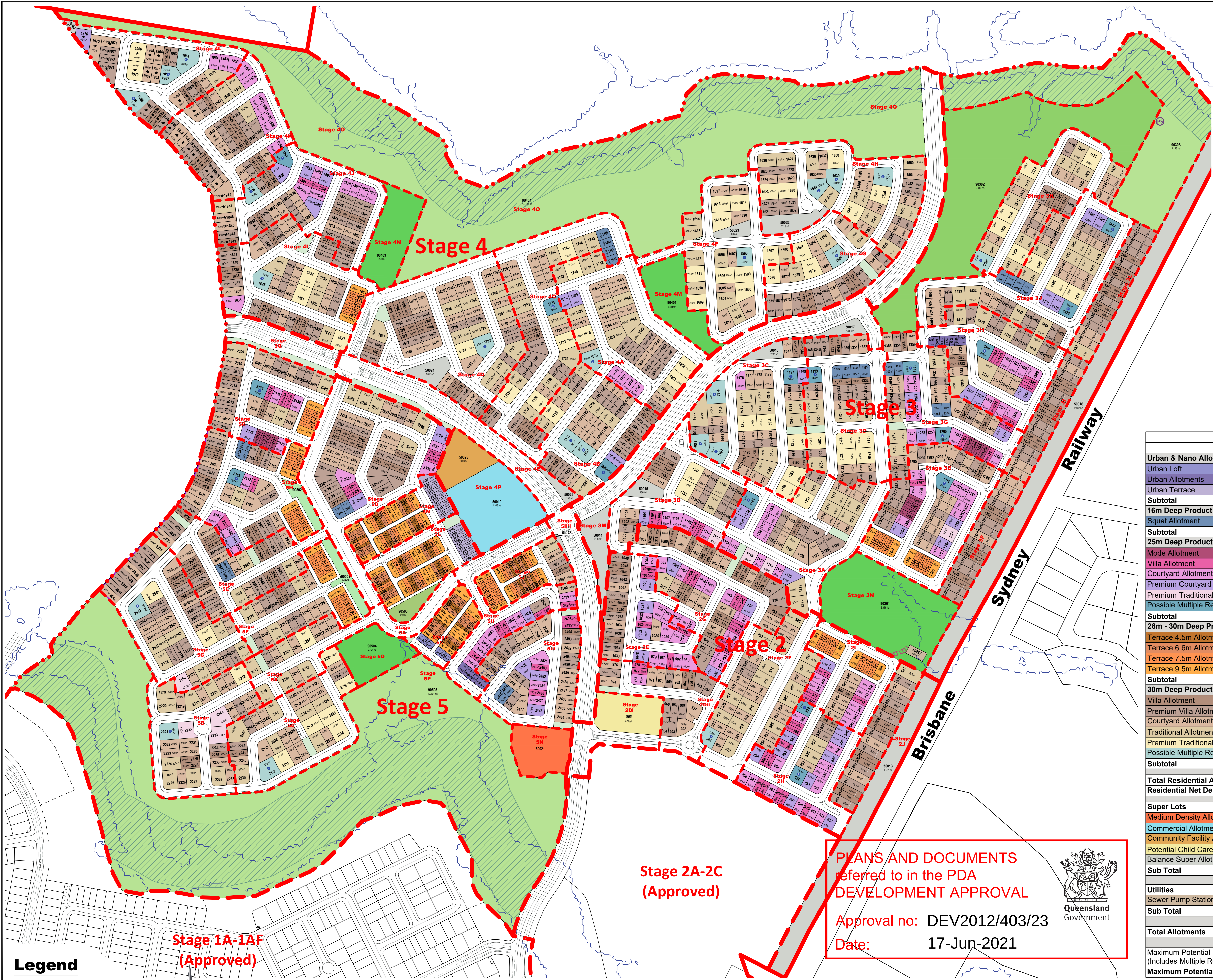
Rev M

Scale 1 : 3000

Sheet A1

Plan Ref 110056 – 374

Rev M



Land Budget Stages 2 – 5

Land Use	Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Area	Area	Area	Area	Area	Area	%
Area of Subject Site	16.883 ha	45.912 ha	54.976 ha	52.172 ha	169.943 ha	100.0%
Saleable Area						
Residential Allotments	9.636 ha	19.744 ha	21.369 ha	19.663 ha	70.412 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	3.794 ha	0.747 ha	0.028 ha	6.150 ha	3.6%
Total Area of Allotments	11.845 ha	23.538 ha	23.940 ha	20.356 ha	79.679 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	3.062 ha	4.559 ha	3.617 ha	12.740 ha	7.5%
Local Road	3.465 ha	7.616 ha	9.528 ha	8.774 ha	29.383 ha	17.3%
Linear Connections	0.071 ha	0.172 ha	0.359 ha	0.459 ha	1.061 ha	0.6%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	5.038 ha	10.850 ha	14.446 ha	12.850 ha	43.184 ha	25.4%
Open Space						
Corridor Park	—	4.123 ha	14.787 ha	17.704 ha	36.614 ha	21.5%
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	18.966 ha	47.035 ha	27.7%

Yield Breakdown Stages 2 – 5

Residential Allotments			Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Typical Size	Typical Area							
Urban & Nano Allotments Product			—	—	—	8	8	0%
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	18	63	4%
Courtyard Allotment	14 x 25m	350m²	41	37	22	20	120	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	18	8	8	51	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	—	—	—	32	32	2%
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	31	31	2%
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	8	5	48	69	4%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	4	2	44	54	3%
Subtotal			12	12	7	155	186	11%
30m Deep Product								
Villa Allotment	10 x 30m	300m²	32	49	56	41	178	11%
Premium Villa Allotment	12.5 x 30m	375m²	33	92	113	81	319	19%
Courtyard Allotment	14 x 30m	420m²	51	94	113	112	370	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	290	1133	69%
Total Residential Allotments			237	436	438	543	1654	100%
Residential Net Density			18.0 dw/ha	14.6 dw/ha	13.2 dw/ha	18.0 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	5	5	1	—	—	12	
Sub Total	2	5	7	2	—	—	16	
Utilities								
Sewer Pump Station	—	1	—	—	—	—	1	
Sub Total	—	1	—	—	—	—	1	
Total Allotments			239	442	445	545	1671	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			240	455	466	552	1713	
Maximum Potential Net Residential Density			18.2 dw/ha	15.2 dw/ha	14.1 dw/ha	18.3 dw/ha	16.1 dw/ha	

Legend

Site Boundary

Proposed Stage Boundary

Proposed Sub Stage Boundary

Existing Q100

Residential Allotment (Max. no. of dwellings)

Indicative Pump Station Location

10m Wide EMT (Railway)

6m Wide SPS Access EMT

Note:

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

Scale

1 : 3000 @ A1

0 15 30 60 90 120 150 180

Source Information:

Site boundaries: Registered Survey Plans / Veris.

Adjoining Information: DCDB.

Contours: Bradlees.

REVISION

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 EDO 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

M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments

PROJECT

Flagstone Precinct 1

Job Ref. 110056

Date. 21 May 2021

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

Scale

1 : 3000

Sheet

A1

Plan Ref

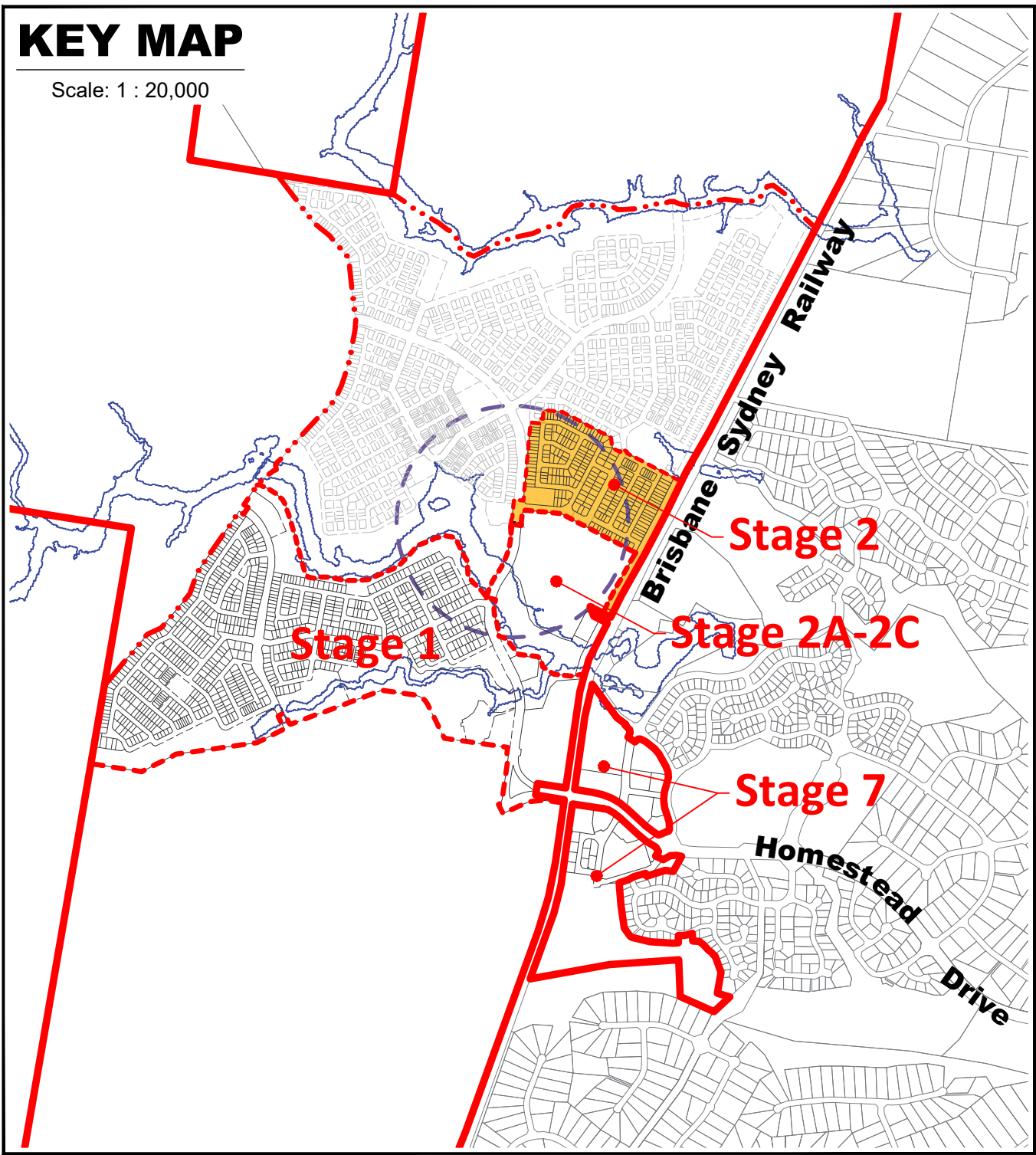
110056 – 481

Rev

M

KEY MAP

Scale: 1 : 20,000



Legend

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

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

Land Budget Stage 2

Land Use	Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Stage 2H	Stage 2I	Stage 2J	Stage 2K	Overall
	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	1.167 ha	1.556 ha	1.936 ha	2.838 ha	2.914 ha	1.430 ha	0.934 ha	1.059 ha	1.581 ha	100.0%
Saleable Area										
Residential Allotments	—	0.868 ha	1.356 ha	1.775 ha	2.214 ha	1.430 ha	0.934 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	1.775 ha	2.214 ha	1.430 ha	0.934 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	0.278 ha	0.664 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	1.063 ha	0.700 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			Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Stage 2H	Stage 2I	Stage 2J	Stage 2K	Overall
Typical Size	Typical Area											
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	17	14	1	5	3	—	51 21.5%
Traditional Allotment	20 x 30m	600m²	—	—	—	15	1	2	—	1	—	19 8.0%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	—	—	—	—	1 0.4%
Subtotal			—	18	15	35	36	6	6	20	—	136 57.4%
Total Residential Allotments			—	21	34	35	58	39	30	20	—	237 100%
Residential Net Density			—	10.8 dw/ha	17.6 dw/ha	17.0 dw/ha	19.9 dw/ha	17.6 dw/ha	18.5 dw/ha	12.3 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	35	58	39	30	20	1	239
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			—	21	34	36	58	41	30	20	—	240
Maximum Potential Net Residential Density			—	10.8 dw/ha	17.6 dw/ha	17.5 dw/ha	19.9 dw/ha	18.5 dw/ha	18.5 dw/ha	12.3 dw/ha	—	18.2 dw/ha

Stage 2A-2C
(Approved)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23

Date: 17-Jun-2021



Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

REVISION
B: 21/11/2018 Further Issues Amendments
C: 22/02/2019 Further Issues Amendments
D: 07/03/2019 Further Issues Amendments
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M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments

PROJECT
**Flagstone
Precinct 1**

CLIENT

PEET

Plan of Subdivision
Stage 2 Overall
Allotment Layout

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Scale
1 : 1500

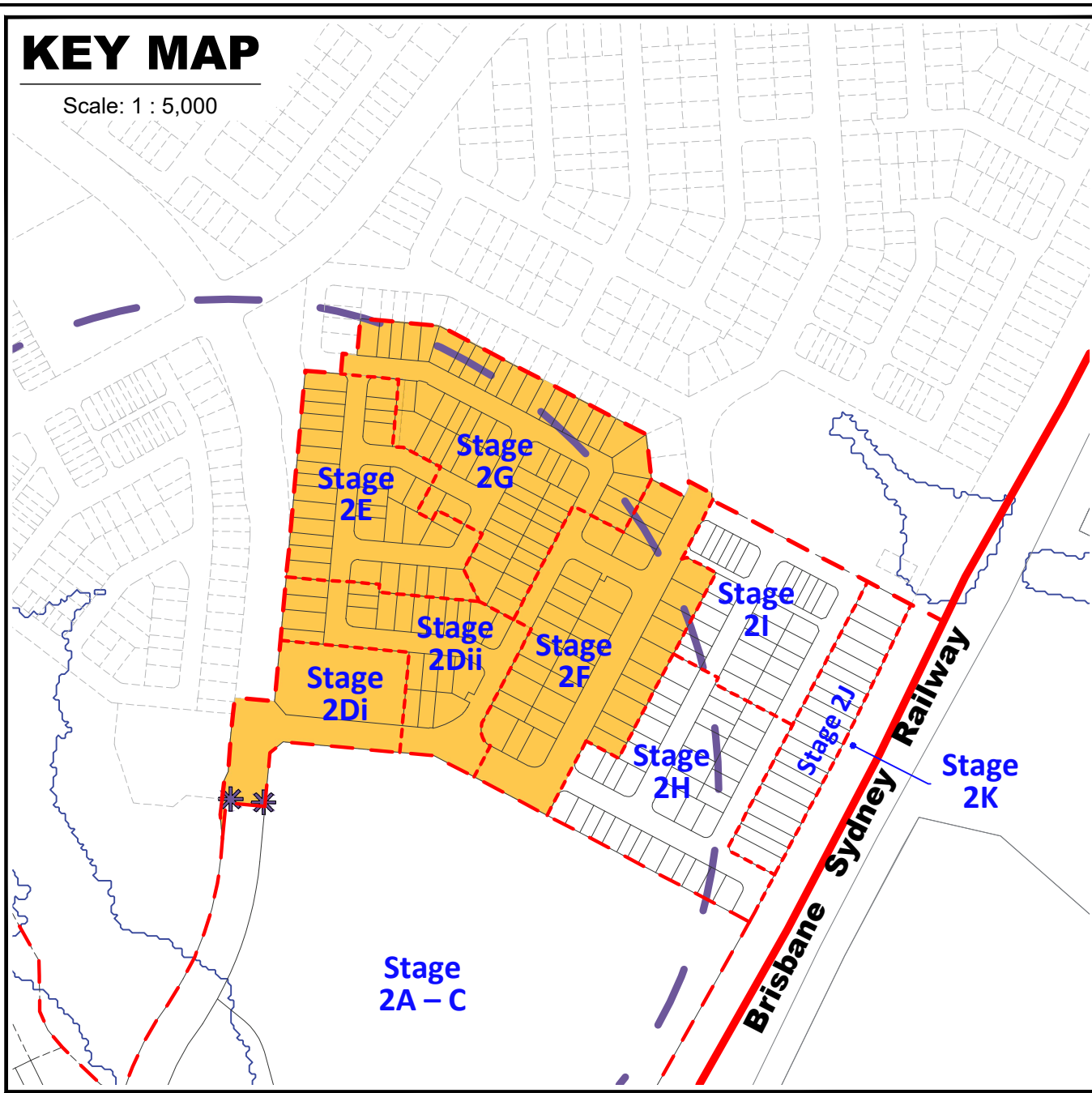
Sheet
A1

Plan Ref
110056 – 375

Rev
M

Scale: 1 : 5.000

Scale: 1 : 5.000



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.

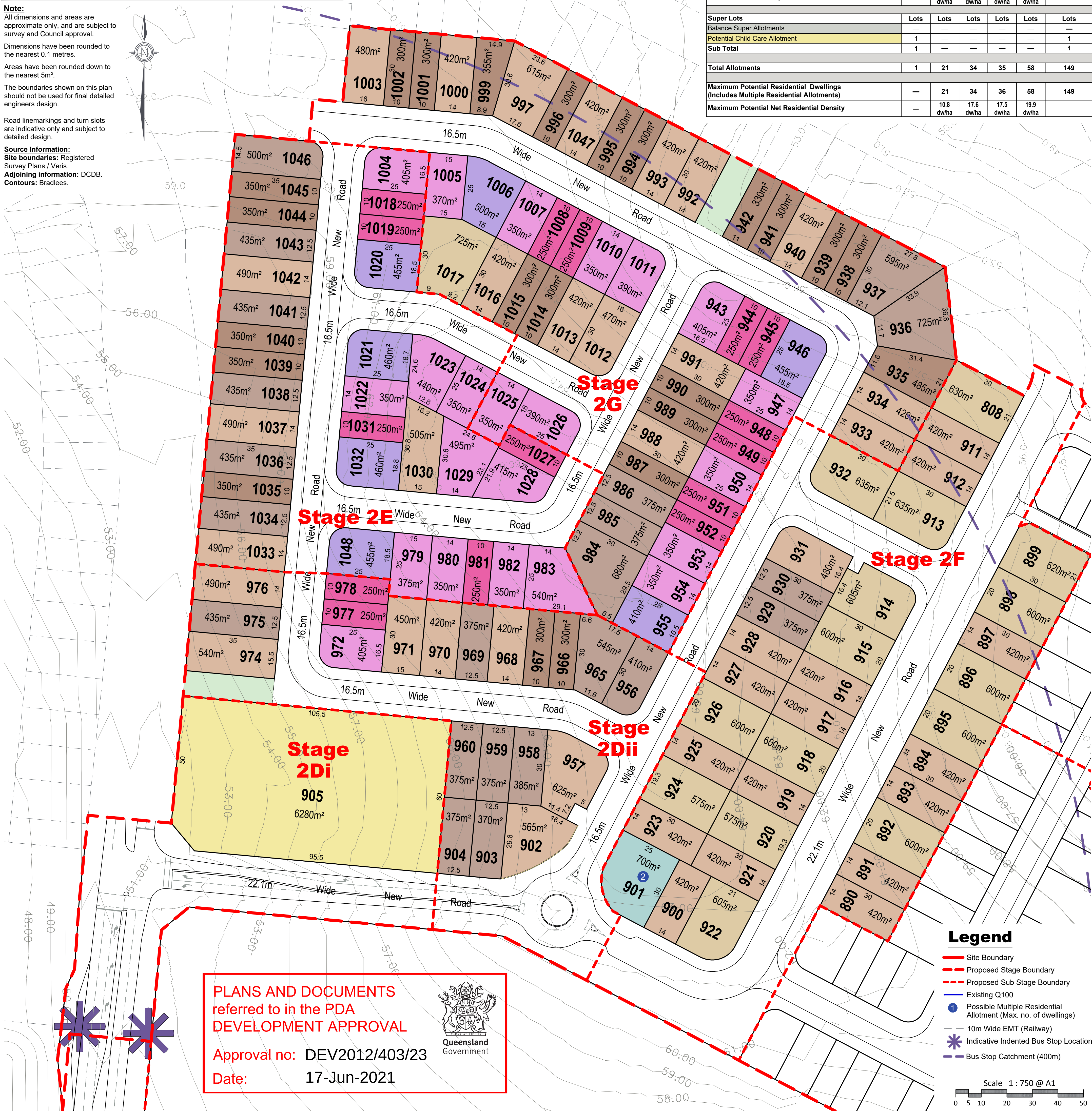
The boundaries shown on this plan should not be used for final detailed engineers design.

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.

Land Use	Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	1.167 ha	1.556 ha	1.936 ha	2.838 ha	2.914 ha	10.411 ha	100.0%
Saleable Area							
Residential Allotments	—	0.868 ha	1.356 ha	1.775 ha	2.214 ha	6.213 ha	59.7%
Balance Super Allotments	—	—	—	—	—	—	0.0%
Potential Child Care Allotment	0.628 ha	—	—	—	—	0.628 ha	6.0%
Total Area of Allotments	0.628 ha	0.868 ha	1.356 ha	1.775 ha	2.214 ha	6.841 ha	65.7%
Road							
Collector Road	0.539 ha	0.178 ha	—	0.785 ha	—	1.502 ha	14.4%
Local Road	—	0.475 ha	0.580 ha	0.278 ha	0.664 ha	1.997 ha	19.2%
Linear Connections	—	0.035 ha	—	—	0.036 ha	0.071 ha	0.7%
Entry Statements	—	—	—	—	—	—	0.0%
Total Area of New Road Open Space	0.539 ha	0.688 ha	0.580 ha	1.063 ha	0.700 ha	3.570 ha	34.3%
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%

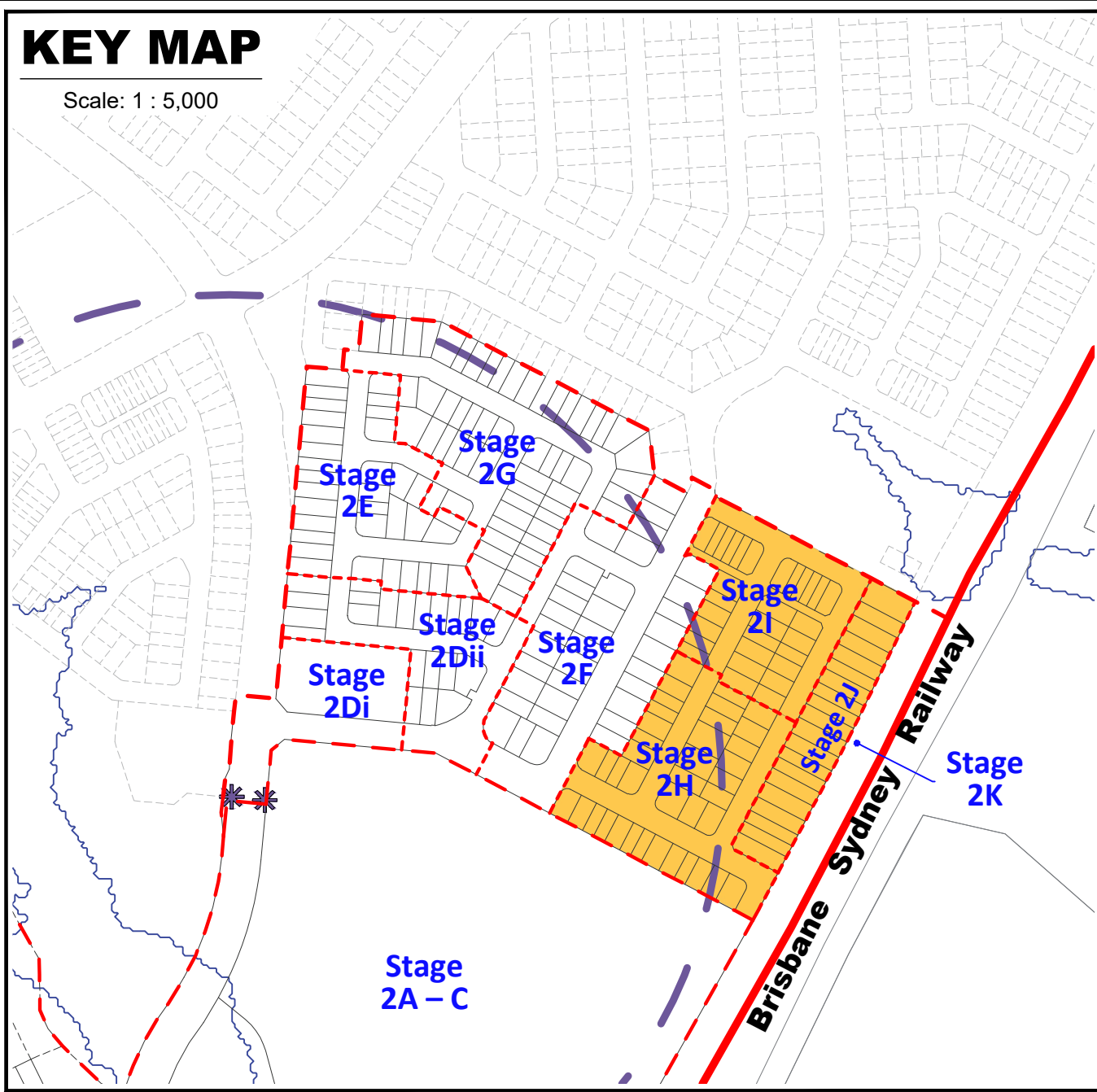
Yield Breakdown Stage 2									
Residential Allotments			Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Overall	
	Typical Size	Typical Area							
Urban & Nano Allotments Product									
Urban Loft	4.7 x 11.5m	54m²	—	—	—	—	—	0.0%	
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	0.0%	
Urban Terrace	6.2 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	10.1%
Courtyard Allotment	14 x 25m	350m²	—	1	10	—	11	22	14.9%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	4	—	3	7	4.7%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			—	3	19	—	22	44	29.7%
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	15.5%
Premium Villa Allotment	12.5 x 30m	375m²	—	9	6	2	5	22	14.9%
Courtyard Allotment	14 x 30m	420m²	—	7	4	17	14	42	28.4%
Traditional Allotment	20 x 30m	600m²	—	—	—	15	1	16	10.8%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	1	0.7%
Subtotal			—	18	15	35	36	104	70.3%
Total Residential Allotments			—	21	34	35	58	148	100%
Residential Net Density			—	10.8 dw/ha	17.6 dw/ha	17.0 dw/ha	19.9 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	35	58		149
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			—	21	34	36	58		149
Maximum Potential Net Residential Density			—	10.8 dw/ha	17.6 dw/ha	17.5 dw/ha	19.9 dw/ha		



REVISION 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments	PROJECT Flagstone Precinct 1		CLIENT PEET	URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.				
	Job Ref. 110056	Date. 21 May 2021	Plan of Subdivision Stage 2D – 2G Allotment Layout		Scale 1 : 750	Sheet A1	Plan Ref 110056 – 376	Rev M
	Comp By. WNW/JC/MD	DWG Name. Precinct 1 Stage 2						
	Chk'd By. DG / MD	Locality. Flagstone						
	Local Authority. Economic Development Queensland							

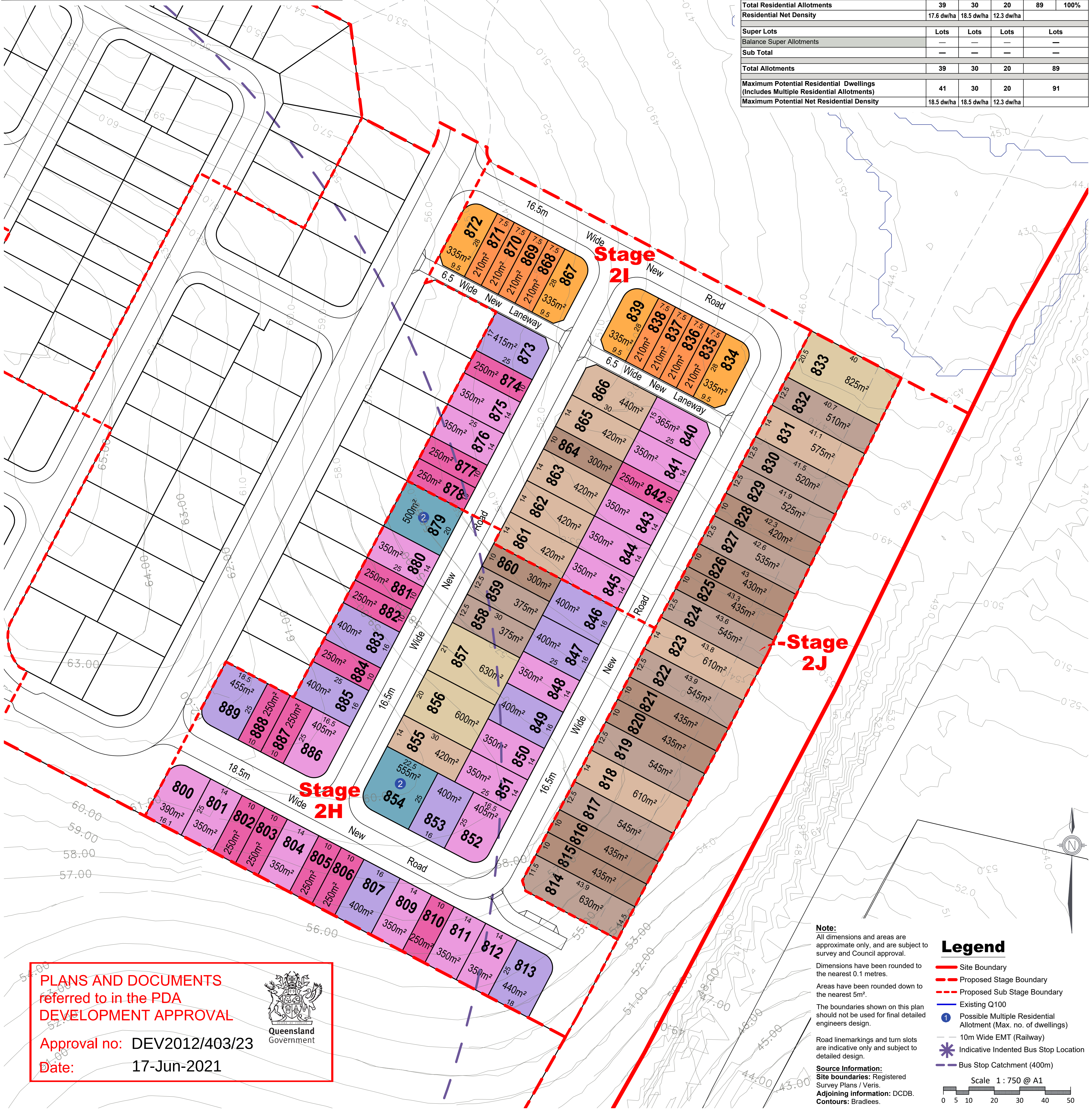
KEY MAP

Scale: 1 : 5,000



Land Use	Land Budget Stage 2				
	Stage 2H	Stage 2I	Stage 2J	Overall	%
Area of Subject Site	2.212 ha	1.620 ha	1.059 ha	4.891 ha	100.0%
Saleable Area					
Residential Allotments	1.430 ha	0.934 ha	1.059 ha	3.423 ha	70.0%
Balance Super Allotments					0.0%
Total Area of Allotments	1.430 ha	0.934 ha	1.059 ha	3.423 ha	70.0%
Road					
Collector Road	—	—	—	—	0.0%
Local Road	0.782 ha	0.686 ha	—	1.468 ha	30.0%
Linear Connections	—	—	—	—	0.0%
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	0.782 ha	0.686 ha	—	1.468 ha	30.0%
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			Stage 2H	Stage 2I	Stage 2J	Overall
	Typical Size	Typical Area				
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 15.7%
Courtyard Allotment	14 x 25m	350m²	12	7	—	19 21.3%
Premium Courtyard Allotment	16 x 25m	400m²	9	1	—	10 11.2%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	— 0.0%
Possible Multiple Residential Allotment	—	—	2	—	—	2 2.2%
Subtotal			33	12	—	45 50.6%
28m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	8	—	8 9.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	4	—	4 4.5%
Subtotal			—	12	—	12 13.5%
30m Deep Product						
Villa Allotment	10 x 30m	300m²	1	1	7	9 10.1%
Premium Villa Allotment	12.5 x 30m	375m²	2	—	9	11 12.4%
Courtyard Allotment	14 x 30m	420m²	1	5	3	9 10.1%
Traditional Allotment	20 x 30m	600m²	2	—	1	3 3.4%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	— 0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	— 0.0%
Subtotal			6	6	20	32 36.0%
Total Residential Allotments			39	30	20	89 100%
Residential Net Density			17.6 dw/ha	18.5 dw/ha	12.3 dw/ha	
Super Lots			Lots	Lots	Lots	Lots
Balance Super Allotments			—	—	—	—
Sub Total			—	—	—	—
Total Allotments			39	30	20	89
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)			41	30	20	91
Maximum Potential Net Residential Density			18.5 dw/ha	18.5 dw/ha	12.3 dw/ha	



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23
Date: 17-Jun-2021



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 markings 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
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
M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments

PROJECT		Flagstone Precinct 1	
Job Ref.	110056	Date.	21 May 2021
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 2H – 2J
Allotment Layout

Scale 1 : 750

Sheet A1

Plan Ref 110056 – 377

Rev M



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Land Budget Stage 3																			
Land Use	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	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	3.307 ha	2.396 ha	3.346 ha	2.821 ha	3.037 ha	0.909 ha	2.620 ha	2.590 ha	0.858 ha	3.589 ha	2.422 ha	0.927 ha	2.584 ha	2.391 ha	5.010 ha	4.123 ha	2.982 ha	45.912 ha	100.0%
Saleable Area																			
Residential Allotments	1.974 ha	1.321 ha	2.378 ha	1.757 ha	1.975 ha	0.909 ha	1.948 ha	1.696 ha	0.858 ha	2.296 ha	1.705 ha	0.927 ha	—	—	—	—	—	19.744 ha	43.0%
Balance Super Allotments	—	0.136 ha	0.128 ha	—	—	—	—	—	—	—	—	—	0.548 ha	—	—	—	2.982 ha	3.794 ha	8.3%
Total Area of Allotments	1.974 ha	1.457 ha	2.506 ha	1.757 ha	1.975 ha	0.909 ha	1.948 ha	1.696 ha	0.858 ha	2.296 ha	1.705 ha	0.927 ha	0.548 ha	—	—	—	2.982 ha	23.538 ha	51.3%
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	—	—	—	—	—	—	—	—	2.036 ha	—	—	—	—	3.062 ha	6.7%
Local Road	0.714 ha	0.939 ha	0.804 ha	0.554 ha	1.062 ha	—	0.639 ha	0.894 ha	—	1.293 ha	0.717 ha	—	—	—	—	—	—	7.616 ha	16.6%
Linear Connections	0.067 ha	—	0.036 ha	0.036 ha	—	—	0.033 ha	—	—	—	—	—	—	—	—	—	—	0.172 ha	0.4%
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	1.333 ha	0.939 ha	0.840 ha	1.064 ha	1.062 ha	—	0.672 ha	0.894 ha	—	1.293 ha	0.717 ha	—	2.036 ha	—	—	—	—	10.850 ha	23.6%
Open Space																			
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.123 ha	—	4.123 ha	9.0%
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.650 ha	—	2.650 ha	—
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.010 ha	—	—	5.010 ha	10.9%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	2.346 ha	—	—	—	2.346 ha	5.1%
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	25.0%

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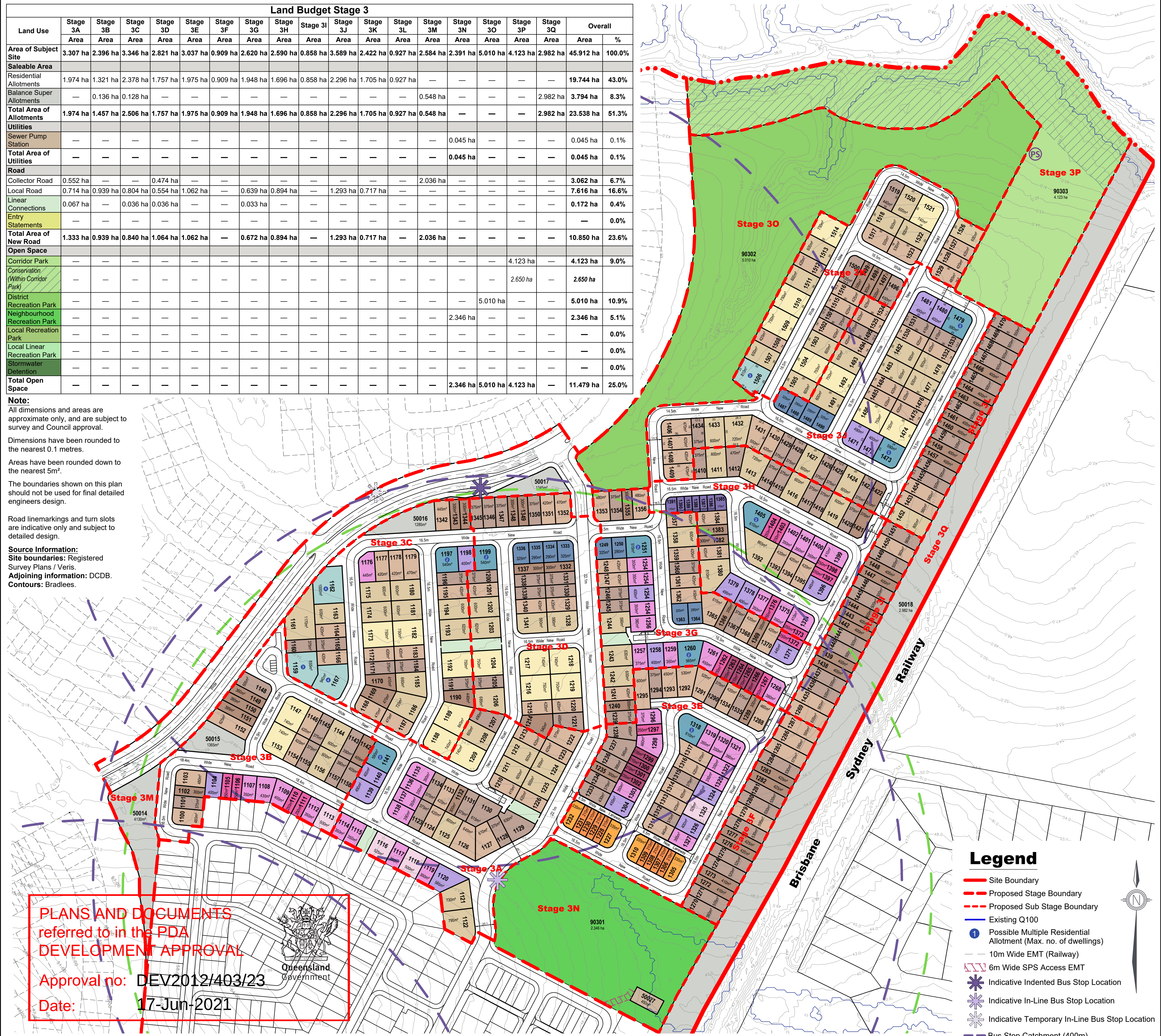
Source Information:

Site boundaries: Registered

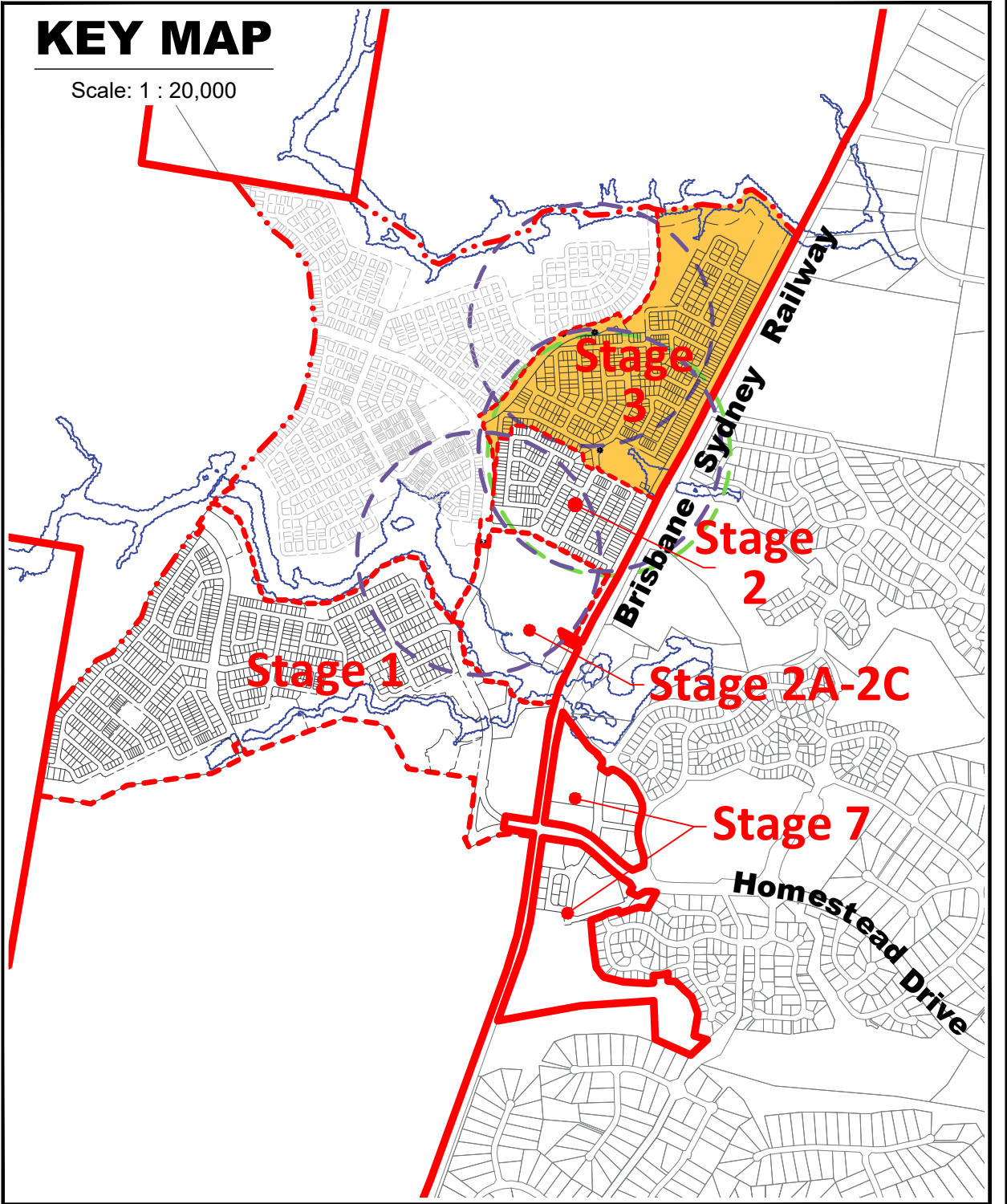
Survey Plans / Veris.

Adjoining information: DCDB.

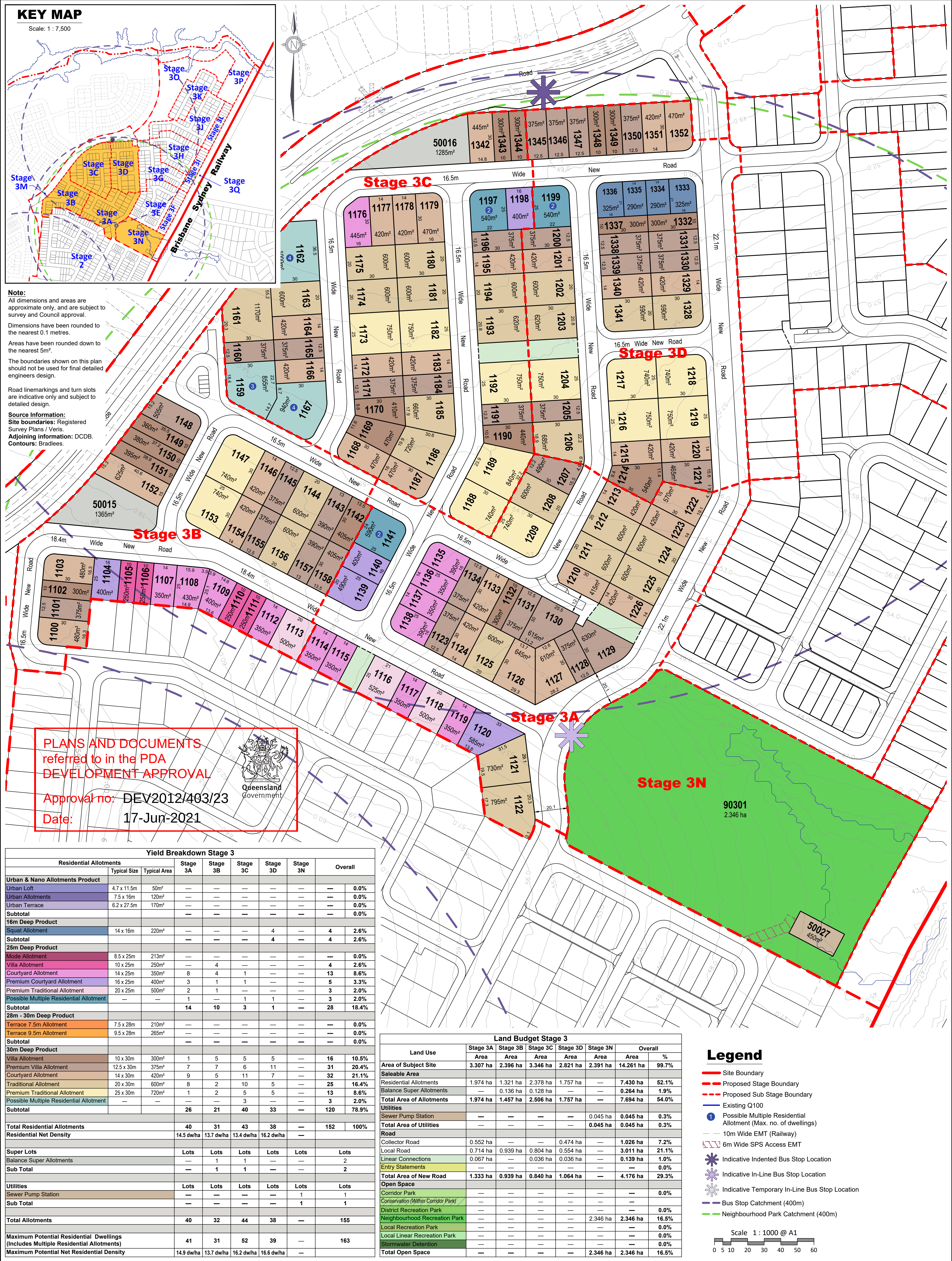
Contours: Bradlees.



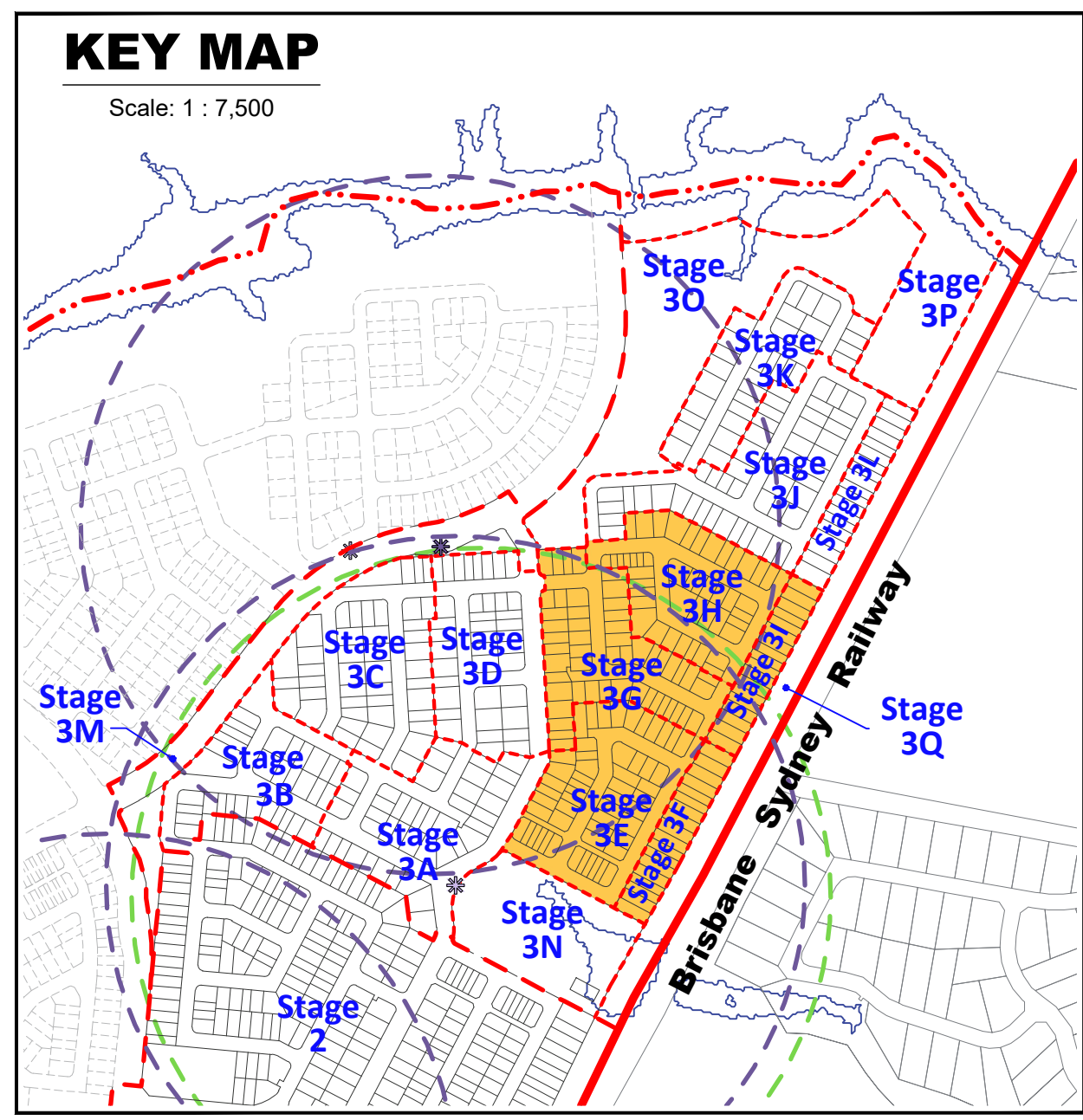
Yield Breakdown Stage 3																						
Residential Allotments			Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3E	Stage 3F	Stage 3G	Stage 3H	Stage 3I	Stage 3J	Stage 3K	Stage 3L	Stage 3M	Stage 3N	Stage 3O	Stage 3P	Stage 3Q	Overall		
	Typical Size	Typical Area																				
Urban & Nano Allotments Product																						
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
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	1	5	5	5	2	6	4	3	7	1	3	7	—	—	—	—	—	49	11.2%	
Premium Villa Allotment	12.5 x 30m	375m²	7	7	6	11	10	8	6	7	8	9	4	9	—	—	—	—	—	92	21.1%	
Courtyard Allotment	14 x 30m	420m²	9	5	11	7	11	4	12	5	3	15	10	2	—	—	—	—	—	94	21.6%	
Traditional Allotment	20 x 30m	600m²	8	2	10	5	—	—	4	6	—	10	9	1	—	—	—	—	—	55	12.6%	
Premium Traditional Allotment	25 x 30m	720m²	1	2	5	5	—	—	—	—	3	5	—	—	—	—	—	—	—	21	4.8%	
Possible Multiple Residential Allotment	—	—	—	—	3	—	—	—	—	—	—	1	—	—	—	—	—	—	—	4	0.9%	
Subtotal			26	21	40	33	23	18	26	21	18	38	32	19	—	—	—	—	—	315	72.2%	
Total Residential Allotments			40	31	43	38	54	18	50	45	18	48	32	19	—	—	—	—	—	—	436	100%
Residential Net Density			14.5 dw/ha	13.7 dw/ha	13.4 dw/ha	16.2 dw/ha	17.8 dw/ha	19.8 dw/ha	19.1 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																						
Balance Super Allotments			—	1	1	—	—	—	—	—	—	—	—	—	2	—	—	—	—	1	5	
Sub Total			—	1	1	—	—	—	—	—	—	—	—	—	2	—	—	—	—	1	5	
Utilities																						
Sewer Pump Station			—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	
Sub Total			—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	
Total Allotments			40	32	44	38	54	18	50	45	18	48	32	19	2	1	—	—	—	1	442	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			41	31	52	39	55	18	52	46	18	50	34	19	—	—	—	—	—	—	455	
Maximum Potential Net Residential Density			14.9 dw/ha	13.7 dw/ha	16.2 dw/ha	16.6 dw/ha	18.1 dw/ha	19.8 dw/ha	19.8 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 B: 31/07/18 Amend Sub-Staging & Open Space C: 21/11/18 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments	PROJECT Flagstone Precinct 1		CLIENT	PEET Plan of Subdivision Stage 3 Overall Allotment Layout		URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4008 T +61 7 3539 9500 W rpsgroup.com © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.			
	Job Ref.	110056	Date.	21 May 2021					
	Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stage 3					
	Chk'd By.	DG / MD	Locality.	Flagstone					
	Local Authority.			Economic Development Queensland					
	Scale		Sheet		Plan Ref		Rev		
	1 : 2000		A1		110056 – 382		M		



REVISION B: 31/07/18 Amend Sub-Staging & Open Space C: 21/11/18 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 EDO 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments	PROJECT Flagstone Precinct 1		CLIENT PEET Plan of Subdivision Stage 3A – 3D Allotment Layout		URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com rps © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.			
	Job Ref.	110056	Date.	21 May 2021	Scale 1 : 1000	Sheet A1	Plan Ref 110056 – 383	Rev M
	Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stage 3				
	Chk'd By.	DG / MD	Locality.	Flagstone				
	Local Authority. Economic Development Queensland							



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	3.8%
Urban Terrace		6.2 x 27.5m	170m²	—	—	—	—	—	0.0%
Subtotal				—	—	—	7	7	3.8%
16m Deep Product									
Squat Allotment		14 x 16m	220m²	—	—	4	—	—	2.2%
Subtotal				—	—	4	—	—	2.2%
25m Deep Product									
Mode Allotment		8.5 x 25m	213m²	4	—	4	—	—	4.3%
Villa Allotment		10 x 25m	250m²	1	—	3	6	—	5.4%
Courtyard Allotment		14 x 25m	350m²	9	—	8	7	—	24.13.0%
Premium Courtyard Allotment		16 x 25m	400m²	3	—	3	3	—	9.4.9%
Premium Traditional Allotment		20 x 25m	500m²	1	—	—	—	—	0.5%
Possible Multiple Residential Allotment		—	—	1	—	2	1	—	4.2.2%
Subtotal				19	—	20	17	—	56.30.3%
28m - 30m Deep Product									
Terrace 7.5m Allotment		7.5 x 28m	210m²	8	—	—	—	—	4.3%
Terrace 9.5m Allotment		9.5 x 28m	265m²	4	—	—	—	—	2.2%
Subtotal				12	—	—	—	—	6.5%
30m Deep Product									
Villa Allotment		10 x 30m	300m²	2	6	4	3	7	22.11.9%
Premium Villa Allotment		12.5 x 30m	375m²	10	8	6	7	8	39.21.1%
Courtyard Allotment		14 x 30m	420m²	11	4	12	5	3	35.18.9%
Traditional Allotment		20 x 30m	600m²	—	—	4	6	—	10.5.4%
Premium Traditional Allotment		25 x 30m	720m²	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment		—	—	—	—	—	—	—	0.0%
Subtotal				23	18	26	21	18	106.57.3%
Total Residential Allotments				54	18	50	45	18	185.100%
Residential Net Density				17.8 dw/ha	19.8 dw/ha	19.1 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				54	18	50	45	18	185
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)				55	18	52	46	18	189
Maximum Potential Net Residential Density				18.1 dw/ha	19.8 dw/ha	19.8 dw/ha	17.8 dw/ha	21.0 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23

Date: 17-Jun-2021



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
 - 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	Stage 3F	Stage 3G	Stage 3H	Stage 3I	Overall
Area of Subject Site	3.037 ha	0.909 ha	2.620 ha	2.590 ha	0.858 ha	10.014 ha
Saleable Area						
Residential Allotments	1.975 ha	0.909 ha	1.948 ha	1.696 ha	0.858 ha	7.386 ha
Balance Super Allotments	—	—	—	—	—	—
Total Area of Allotments	1.975 ha	0.909 ha	1.948 ha	1.696 ha	0.858 ha	7.386 ha
Road						
Collector Road	—	—	—	—	—	0.0%
Local Road	1.062 ha	—	0.639 ha	0.894 ha	—	2.595 ha
Linear Connections	—	—	0.033 ha	—	—	0.033 ha
Entry Statements						
Total Area of New Road	1.062 ha	—	0.672 ha	0.894 ha	—	2.628 ha
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%



REVISION

B: 31/07/18 Amend Sub-Staging & Open Space
C: 21/11/18 Further Issues Amendments
D: 22/02/19 Further Issues Amendments
E: 07/03/19 Further Issues Amendments
F: 15/07/19 Stage 2-5 Layout Amendments
G: 24/07/19 Incorporate EDQ Feedback
H: 23/09/19 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
M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments

PROJECT

Flagstone Precinct 1

Job Ref. 110056 Date. 21 May 2021

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

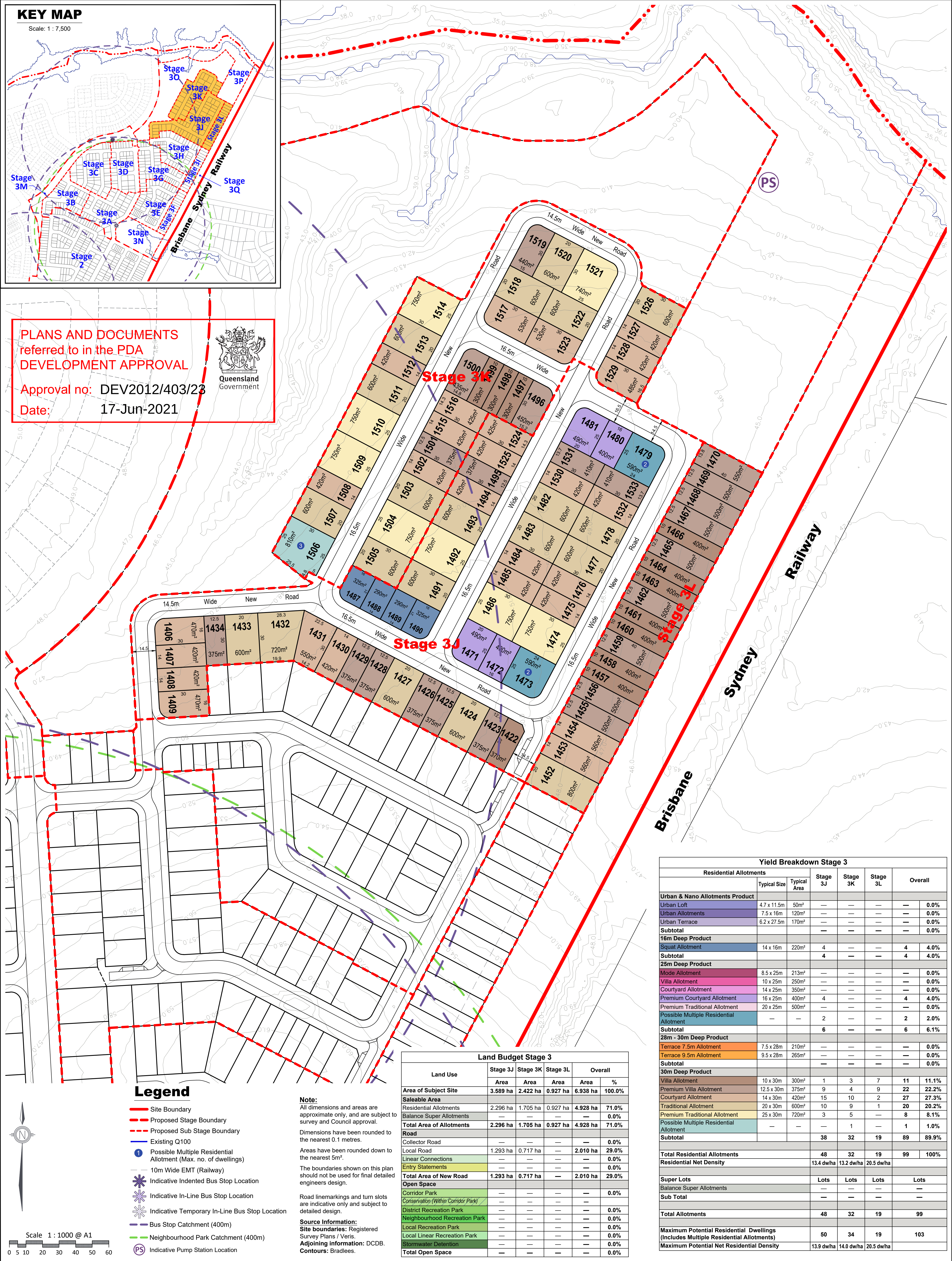
Scale
1 : 1000

Sheet
A1

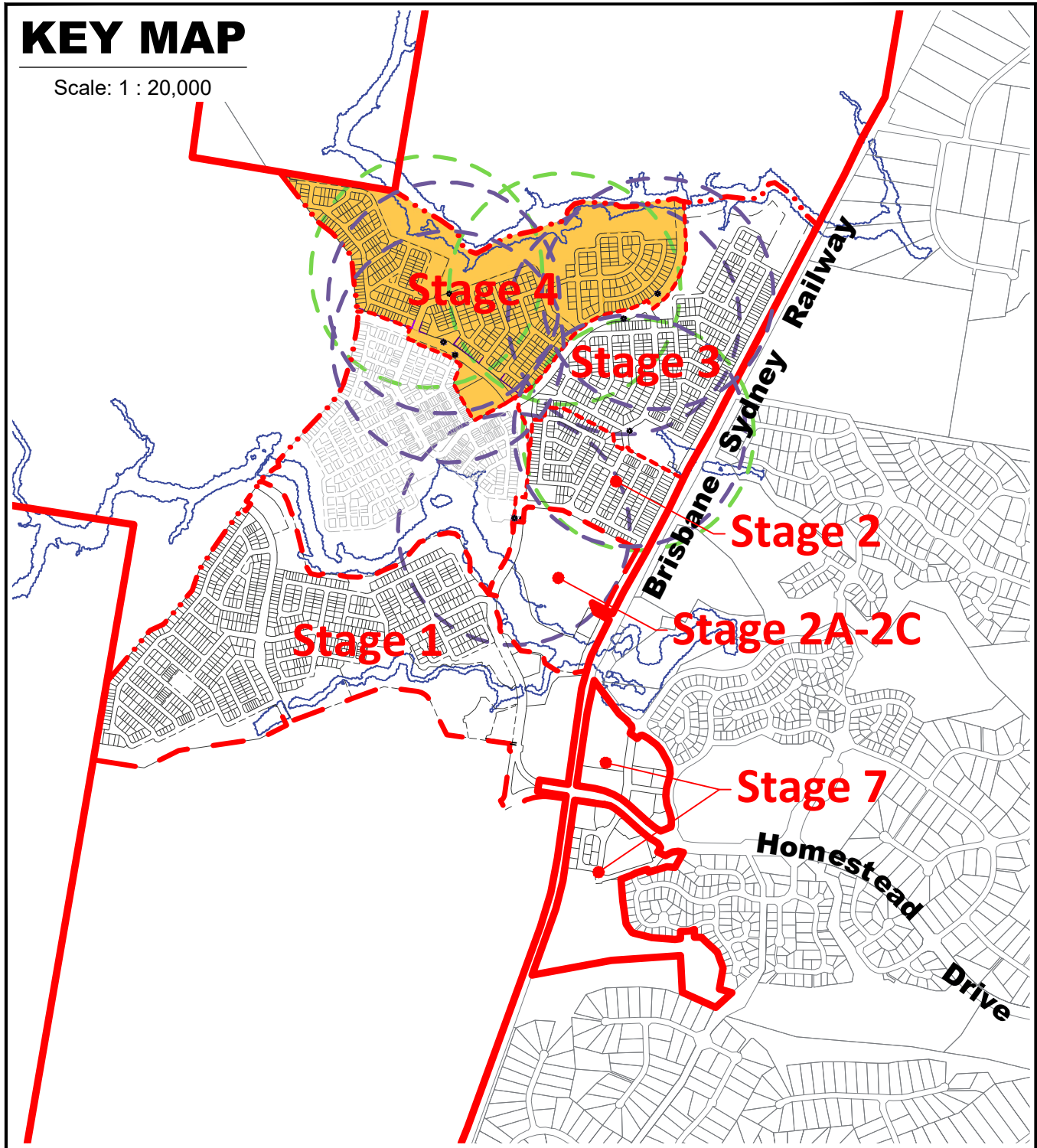
Plan Ref
110056 – 384

Rev
M

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REVISION 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments	PROJECT Flagstone Precinct 1		CLIENT	PEET Plan of Subdivision Stage 3J – 3L Allotment Layout		URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com rps © COPYRIGHT PROTECTS THIS PLAN unauthorised reproduction or amendment not permitted. Please contact the author				
	Job Ref.	110056	Date.	21 May 2021			Scale	Sheet	Plan Ref	Rev
	Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stage 3			1 : 1000	A1	110056 – 385	M
	Chk'd By.	DG / MD	Locality.	Flagstone						
	Local Authority.		Economic Development Queensland							



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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	

Yield Breakdown Stage 4																				
Residential Allotments			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	
	Typical Size	Typical Area																		
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	25 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	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	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
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: DEV2012/403/23

Date: 17-Jun-2021



CLIENT

PEET

PROJECT

Flagstone Precinct 1

Plan of Subdivision Stage 4 Overall Statistics

Date: 21 May 2021

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: M

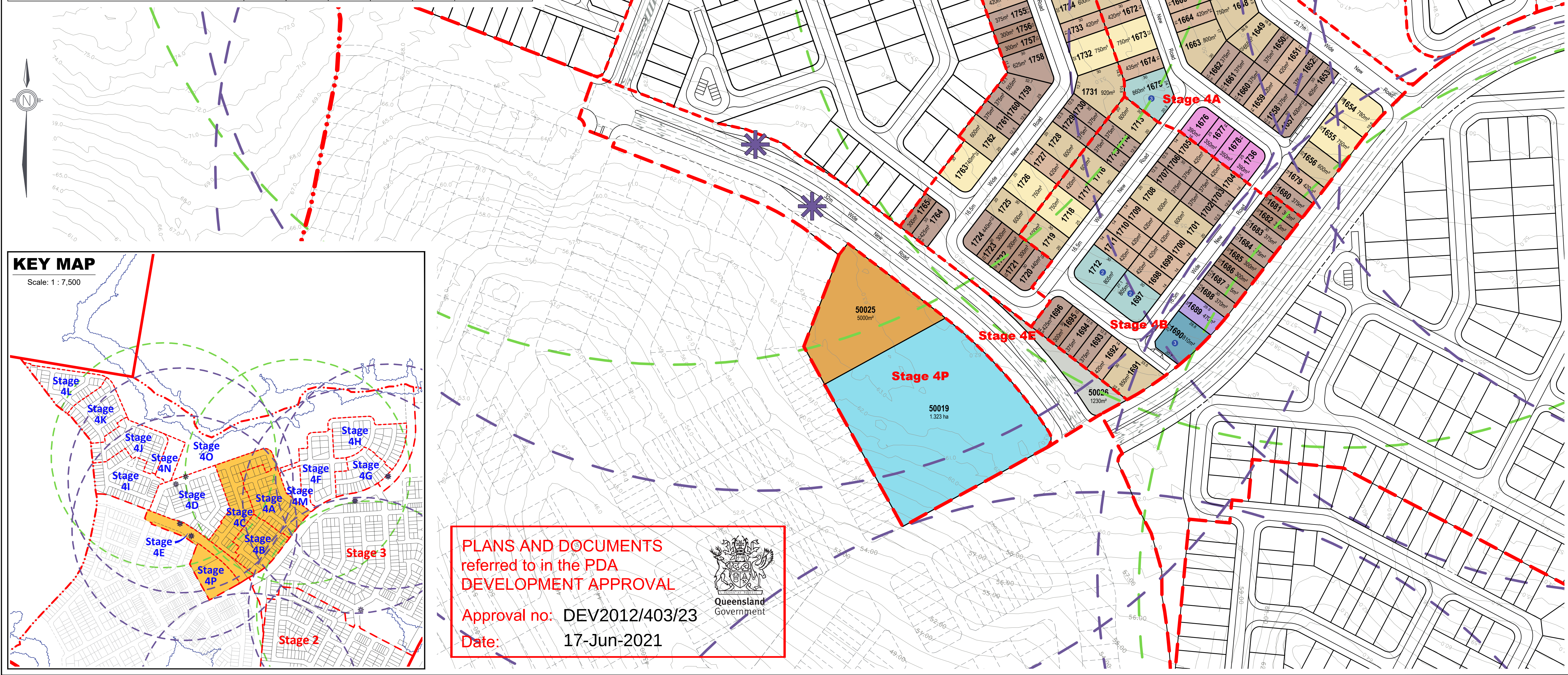
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Yield Breakdown Stage 4									
Residential Allotments			Stage 4A	Stage 4B	Stage 4C	Stage 4E	Stage 4P	Overall	
	Typical Size	Typical Area							
Urban & Nano Allotments Product			—	—	—	—	—	—	0.0%
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	—	0.0%
Urban 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	25 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	Stage 4B	Stage 4C	Stage 4E	Stage 4P	Overall
Area of Subject Site	Area	Area	Area	Area	Area	Area
Saleable Area	3.325 ha	2.427 ha	3.526 ha	1.716 ha	1.824 ha	10.994 ha
Residential Allotments	2.122 ha	1.812 ha	2.176 ha	—	—	6.110 ha
Commercial Allotment	—	—	—	—	1.324 ha	1.324 ha
Balance Super Allotments	—	—	—	0.123 ha	—	0.123 ha
Community Facility	—	—	—	—	0.500 ha	0.500 ha
Total Area of Allotments	2.122 ha	1.812 ha	2.176 ha	0.123 ha	1.324 ha	7.557 ha
Road						
Collector Road	0.512 ha	—	0.600 ha	1.428 ha	—	2.540 ha
Local Road	0.691 ha	0.615 ha	0.750 ha	—	—	2.056 ha
Linear Connections	—	—	—	0.165 ha	—	0.165 ha
Entry Statements	—	—	—	—	—	—
Total Area of New Road	1.203 ha	0.615 ha	1.350 ha	1.593 ha	—	4.761 ha
Open Space						
Corridor Park	—	—	—	—	—	—
Conservation (Within Corridor Park)	—	—	—	—	—	—
District Recreation Park	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—
Local Recreation Park	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—
Stormwater Detention	—	—	—	—	—	—
Total Open Space	—	—	—	—	—	—



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23

Date: 17-Jun-2021

Queensland Government

REVISION

B: 21/11/2018 Further Issues Amendments
C: 22/02/2019 Further Issues Amendments
D: 07/03/2019 Further Issues Amendments
E: 17/06/2019 Stage 2-5 Layout Amendments
F: 15/07/2019 Stage 2-5 Layout Amendments
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M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments

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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: 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

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PROJECT

**Flagstone
Precinct 1**

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

Date: 21 May 2021

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: M

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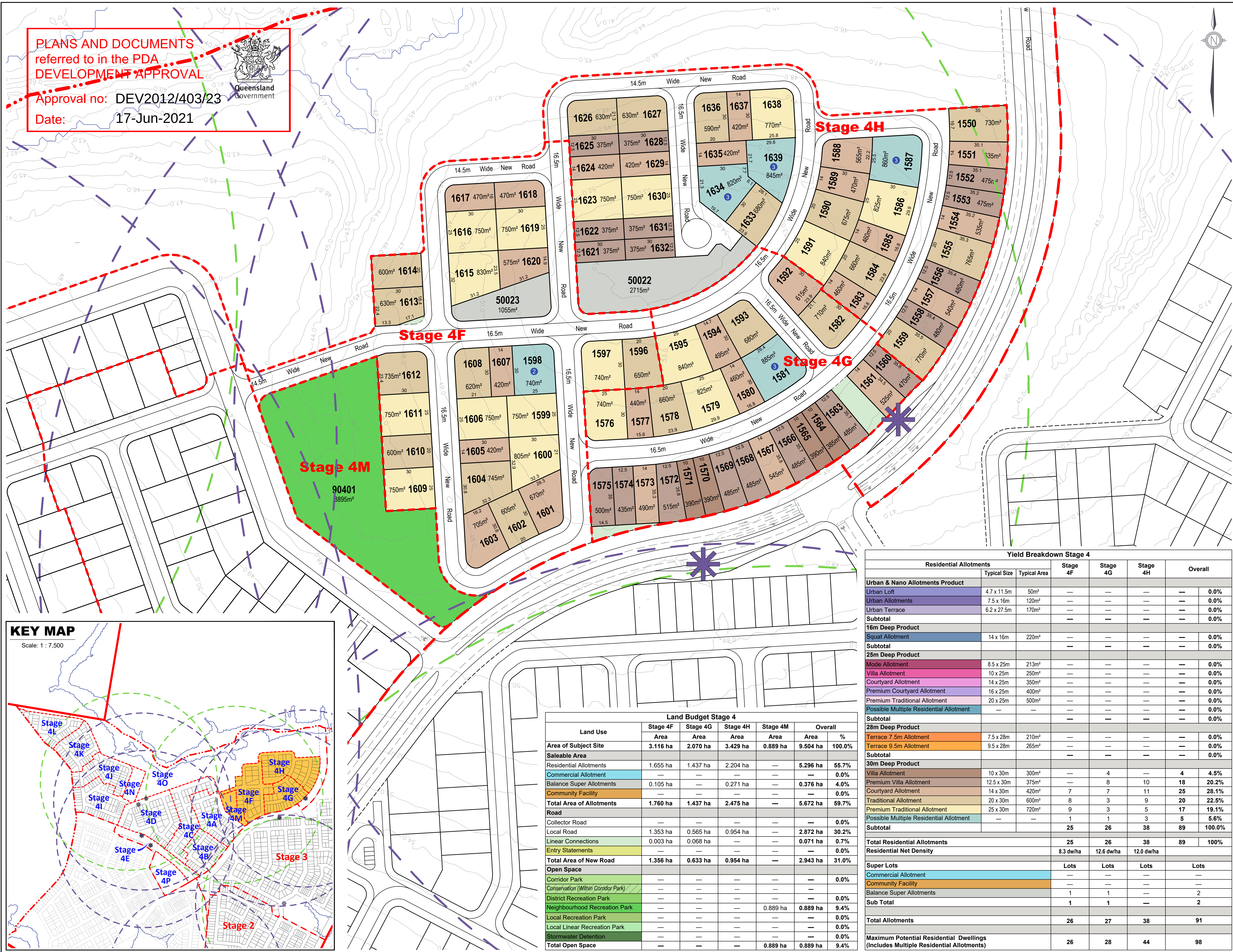
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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

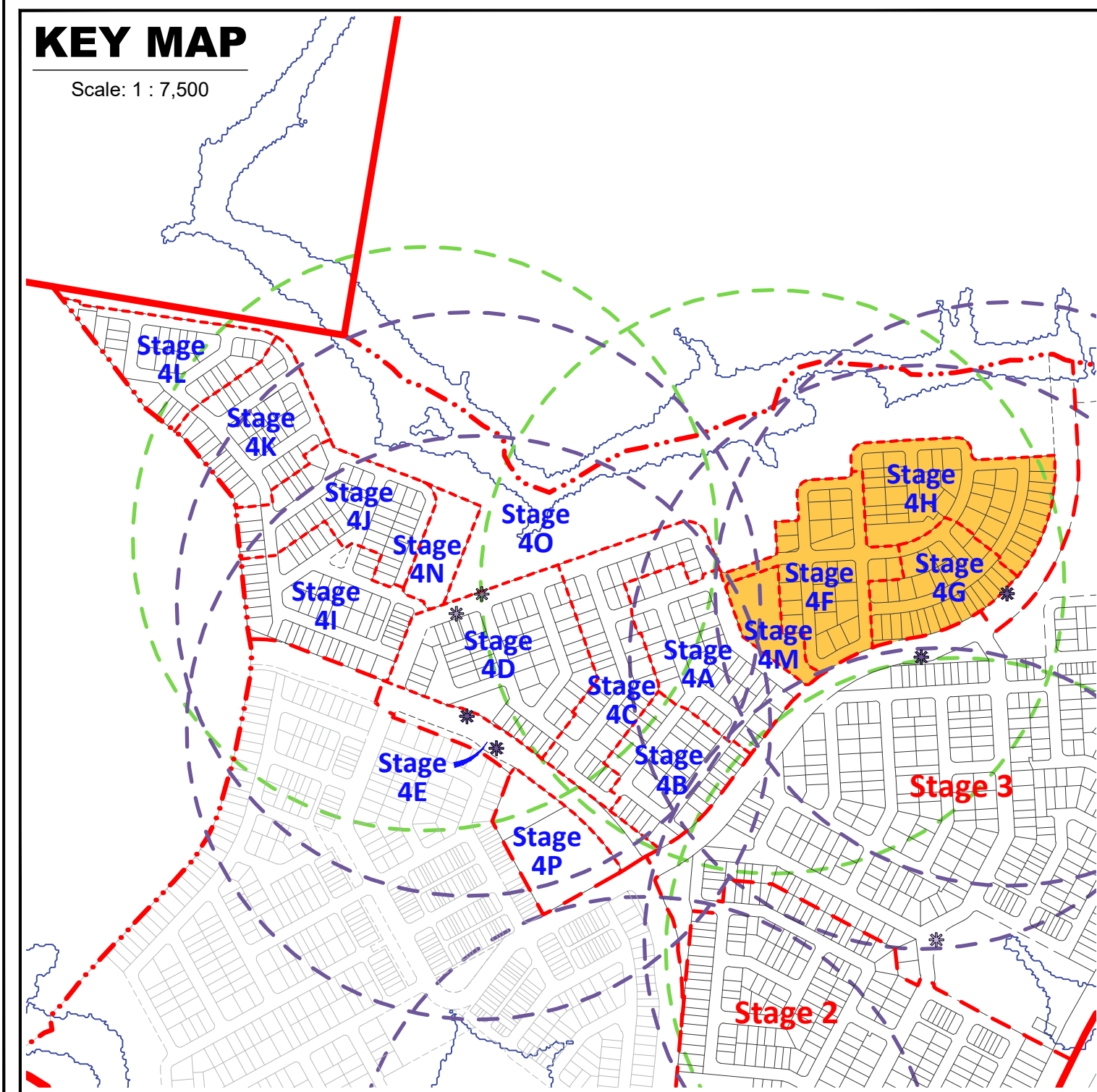
Approval no: DEV2012/403/23

Date: 17-Jun-2021



KEY MAP

Scale: 1 : 7,500



Land Budget Stage 4						
Land Use	Stage 4F	Stage 4G	Stage 4H	Stage 4M	Overall	
Area of Subject Site	Area	Area	Area	Area	Area	%
Saleable Area	3.116 ha	2.070 ha	3.429 ha	0.889 ha	9.504 ha	100.0%
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	—	—	—	—	—	0.0%
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	—	—	—	—	—	0.0%
Corridor Park	—	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.889 ha	0.889 ha	9.4%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	—	—	—	0.889 ha	0.889 ha	9.4%

Yield Breakdown Stage 4							
Residential Allotments			Stage 4F	Stage 4G	Stage 4H	Overall	
	Typical Size	Typical Area					
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	25 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	

REVISION
B: 21/11/2018 Further Issues Amendments
C: 22/02/2019 Further Issues Amendments
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F: 15/07/2019 Stage 2-5 Layout Amendments
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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)

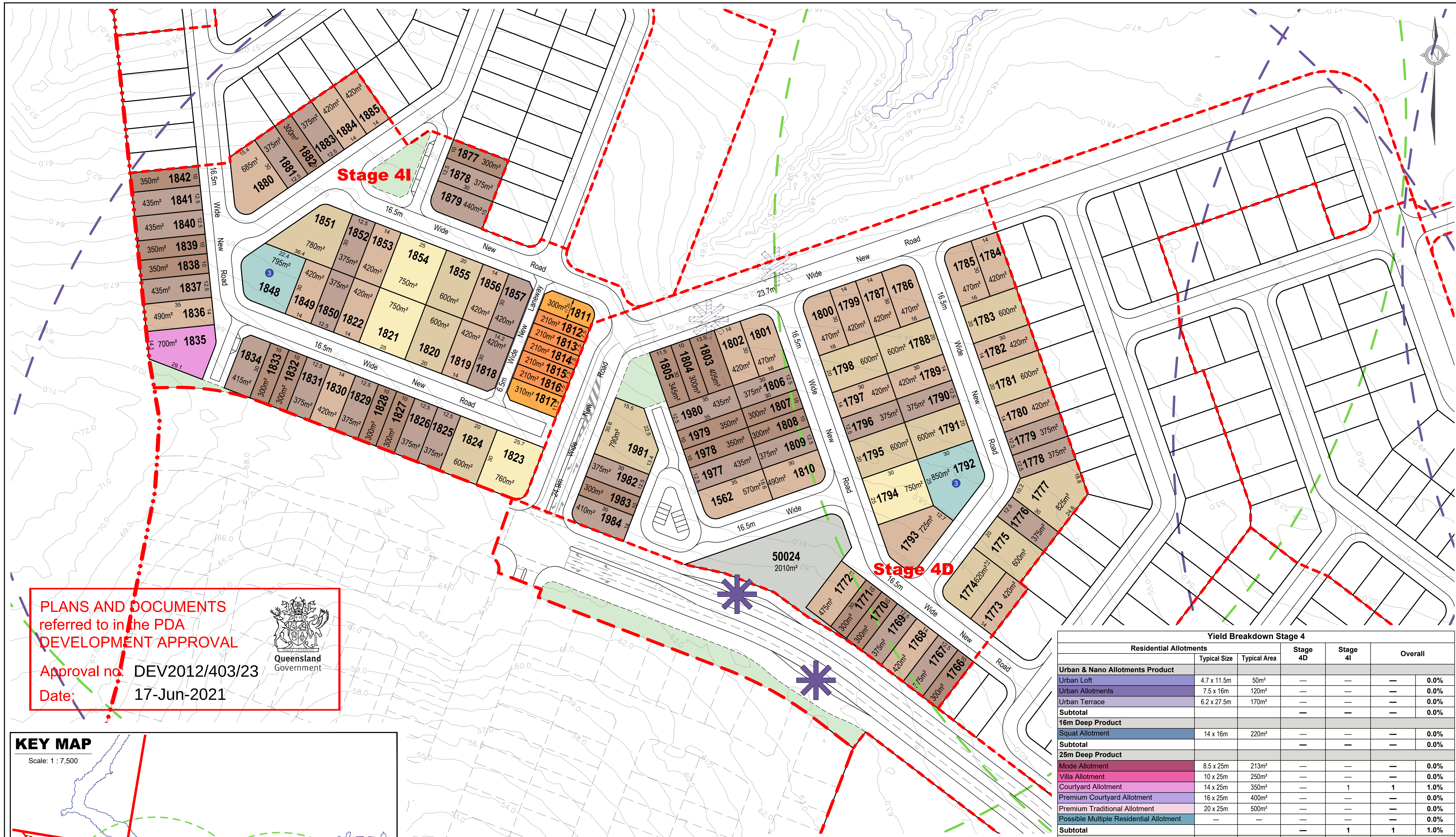
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PROJECT
Flagstone Precinct 1
Plan of Subdivision
Stage 4F - H & M
Allotment Layout

Date: 21 May 2021
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: M

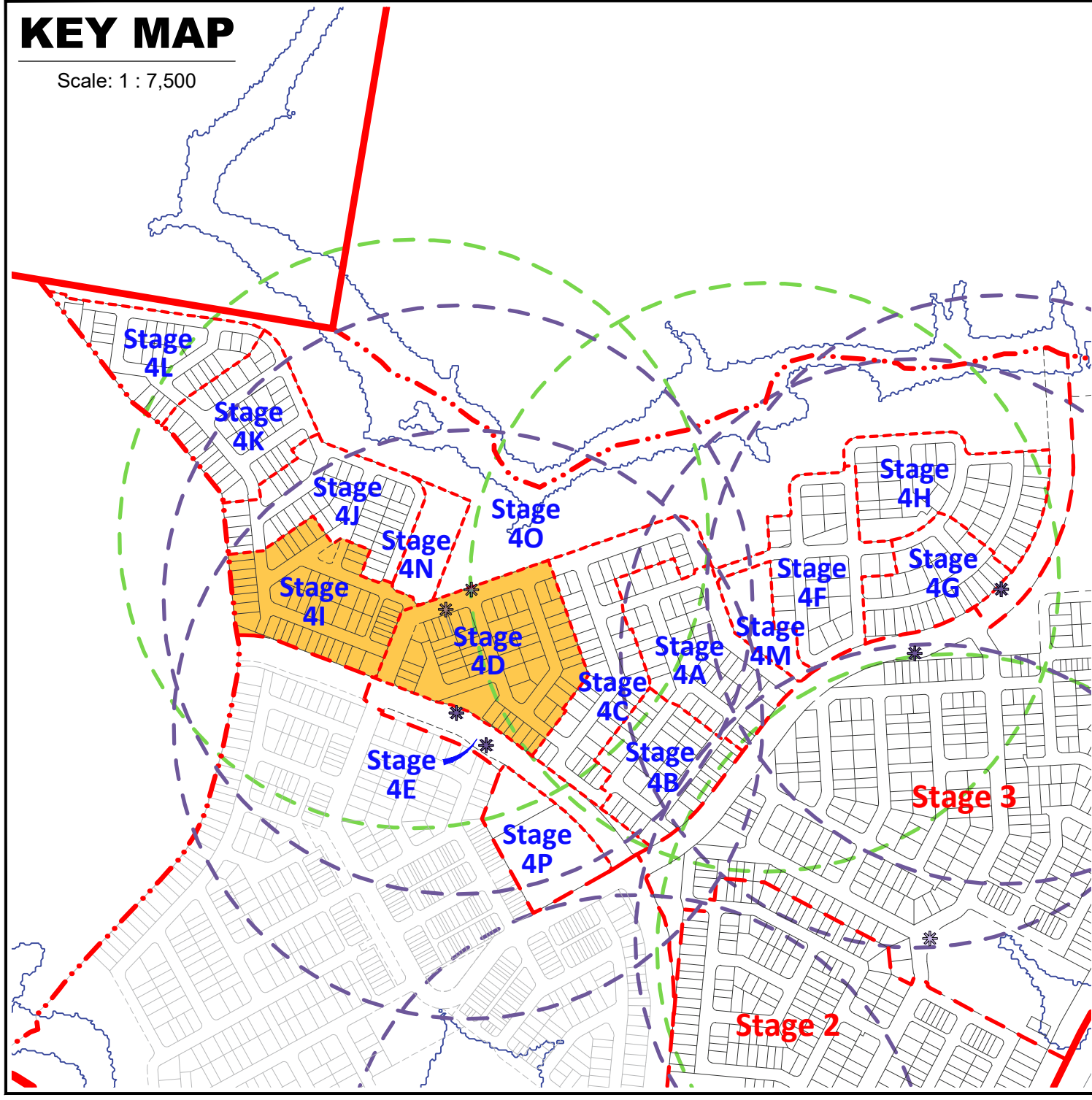
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no. DEV2012/403/23

Date: 17-Jun-2021



Land Budget Stage 4				
Land Use	Stage 4D	Stage 4I	Overall	
Area of Subject Site	4.441 ha	3.234 ha	7.675 ha	100.0%
Saleable Area				
Residential Allotments	2.499 ha	2.178 ha	4.677 ha	60.9%
Commercial Allotment	—	—	—	0.0%
Balance Super Allotments	0.201 ha	—	0.201 ha	2.6%
Community Facility	—	—	—	0.0%
Total Area of Allotments	2.700 ha	2.178 ha	4.878 ha	63.6%
Road				
Collector Road	0.718 ha	—	0.718 ha	9.4%
Local Road	0.978 ha	0.978 ha	1.956 ha	25.5%
Linear Connections	0.045 ha	0.078 ha	0.123 ha	1.6%
Entry Statements	—	—	—	0.0%
Total Area of New Road	1.741 ha	1.056 ha	2.797 ha	36.4%
Open Space				
Corridor Park	—	—	—	0.0%
Conservation (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			Stage 4D	Stage 4I	Overall	
Urban & Nano Allotments Product	Typical Size	Typical Area				
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	25 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

B: 21/11/2018 Further Issues Amendments
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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)
- Easement

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

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PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 4D & I
Allotment Layout

Date: 21 May 2021

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

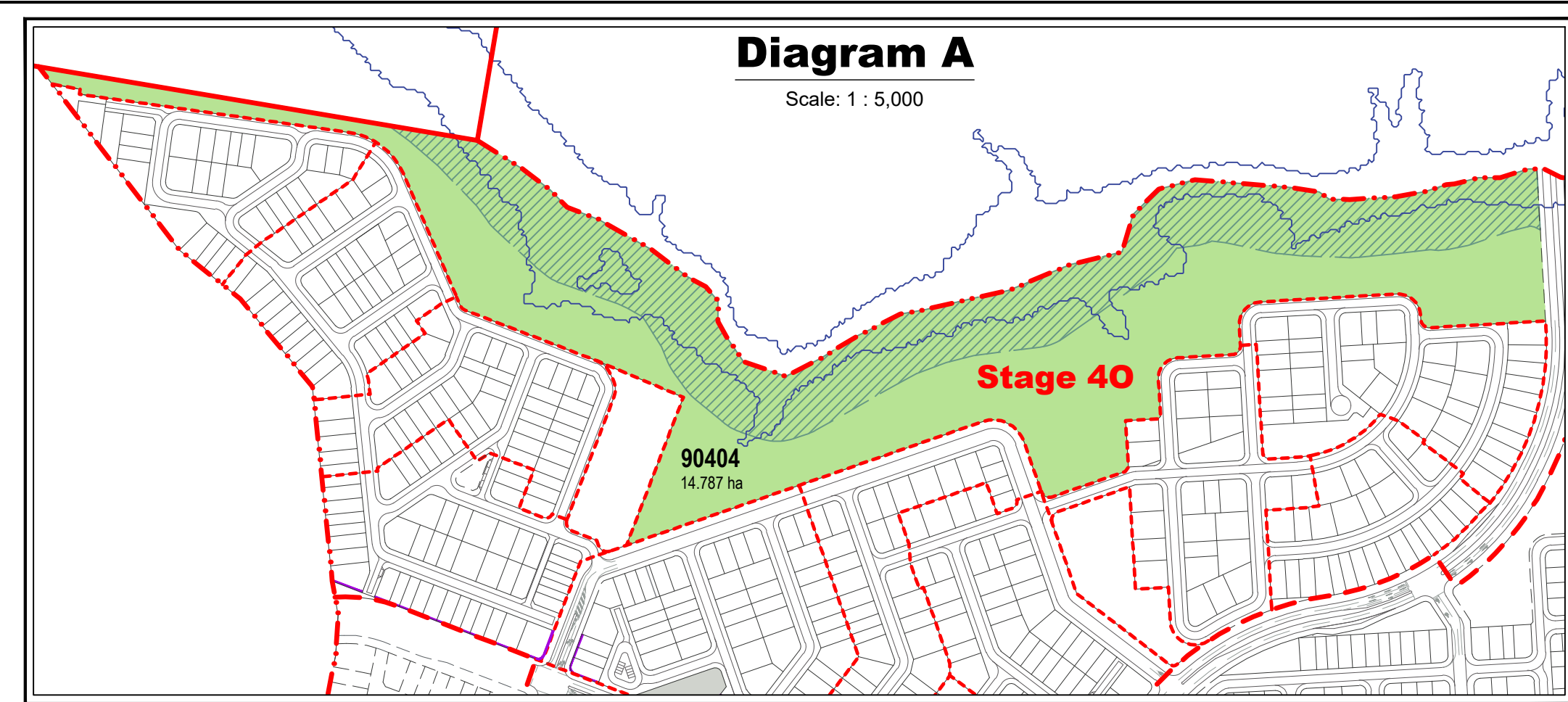
Plan Ref: 110056 - 395

Rev: M

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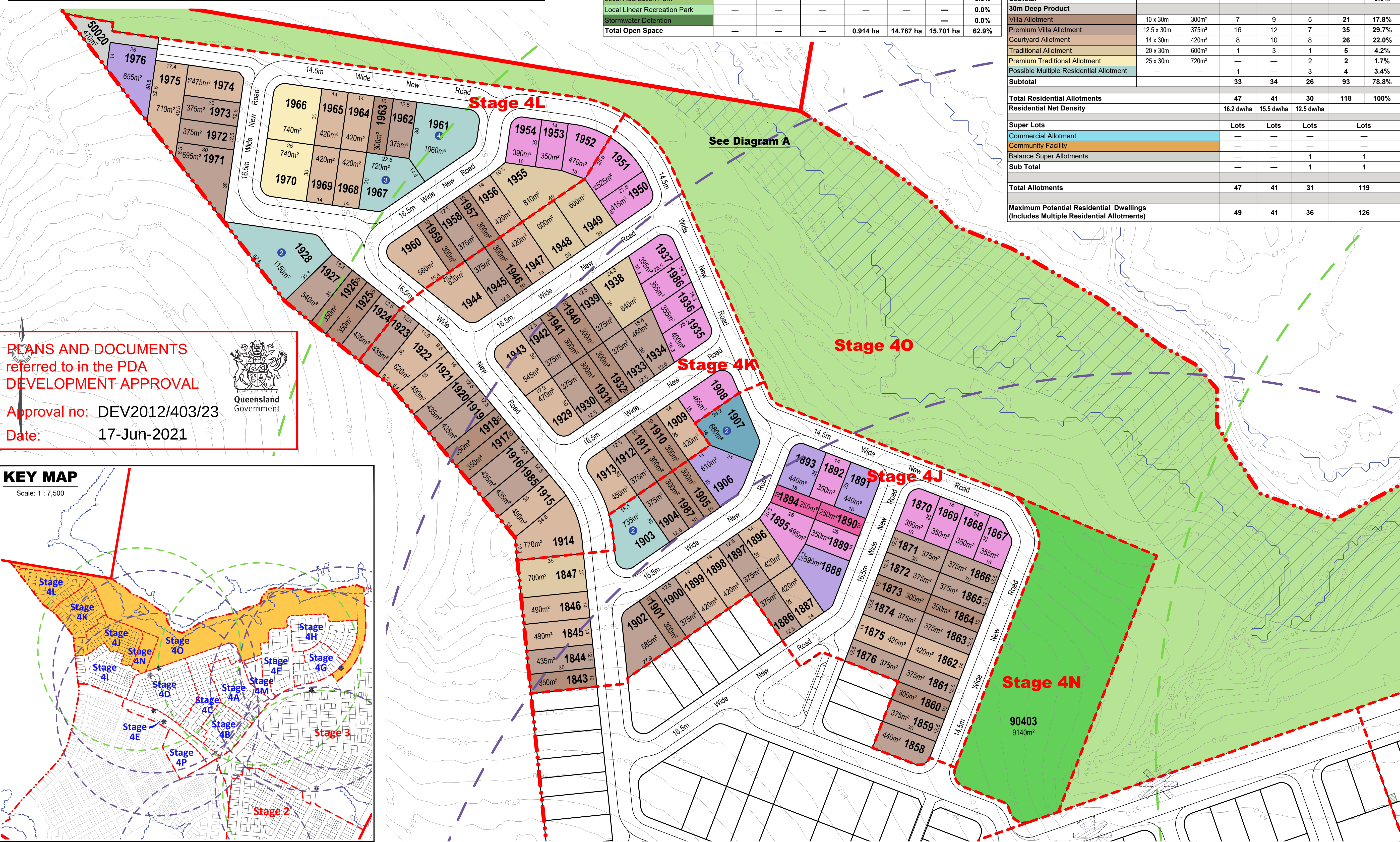
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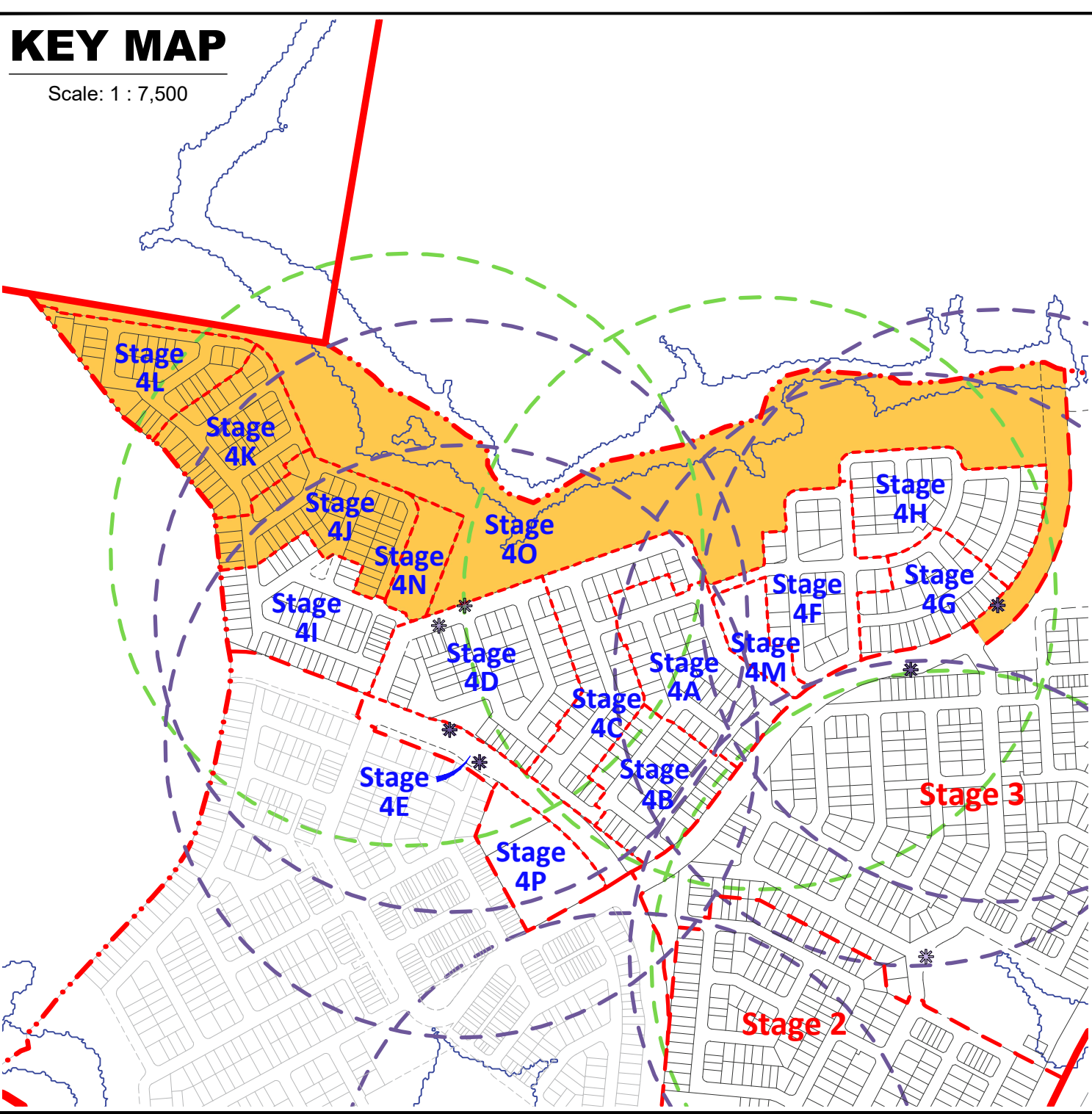


Land Budget Stage 4						
Land Use	Stage 4J	Stage 4K	Stage 4L	Stage 4N	Stage 4O	Overall
Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	2.893 ha	2.640 ha	2.444 ha	0.914 ha	16.088 ha	24.979 ha
Saleable Area	—	—	—	—	—	—
Residential Allotments	1.935 ha	1.776 ha	1.575 ha	—	—	5.286 ha
Commercial Allotment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

Yield Breakdown Stage 4					
Residential Allotments			Stage 4J	Stage 4K	Stage 4L
Typical Size	Typical Area	Overall			
Urban & Nano Allotments Product					
Urban Loft	4.7 x 11.5m	50m²	—	—	—
Urban Allotments	7.5 x 16m	120m²	—	—	—
Urban Terrace	6.2 x 27.5m	170m²	—	—	—
Subtotal			—	—	—
16m Deep Product					
Squat Allotment	14 x 16m	220m²	—	—	—
Subtotal			—	—	—
25m Deep Product					
Mode Allotment	8.5 x 25m	213m²	—	—	—
Villa Allotment	10 x 25m	250m²	2	—	2
Courtyard Allotment	14 x 25m	350m²	7	7	3
Premium Courtyard Allotment	16 x 25m	400m²	4	—	1
Premium Traditional Allotment	20 x 25m	500m²	—	—	—
Possible Multiple Residential Allotment	—	—	1	—	1
Subtotal			14	7	4
28m Deep Product					
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—
Subtotal			—	—	—
30m Deep Product					
Villa Allotment	10 x 30m	300m²	7	9	5
Premium Villa Allotment	12.5 x 30m	375m²	16	12	7
Courtyard Allotment	14 x 30m	420m²	8	10	8
Traditional Allotment	20 x 30m	600m²	1	3	1
Premium Traditional Allotment	25 x 30m	720m²	—	2	2
Possible Multiple Residential Allotment	—	—	1	—	3
Subtotal			33	34	26
Total Residential Allotments			47	41	30
Residential Net Density			16.2 dw/ha	15.5 dw/ha	12.5 dw/ha
Super Lots					
Commercial Allotment			—	—	—
Community Facility			—	—	—
Balance Super Allotments			—	—	1
Sub Total			—	—	1
Total Allotments			47	41	31
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			49	41	36



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DEVELOPMENT APPROVAL
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Date: 17-Jun-2021



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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

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PROJECT
Flagstone Precinct 1

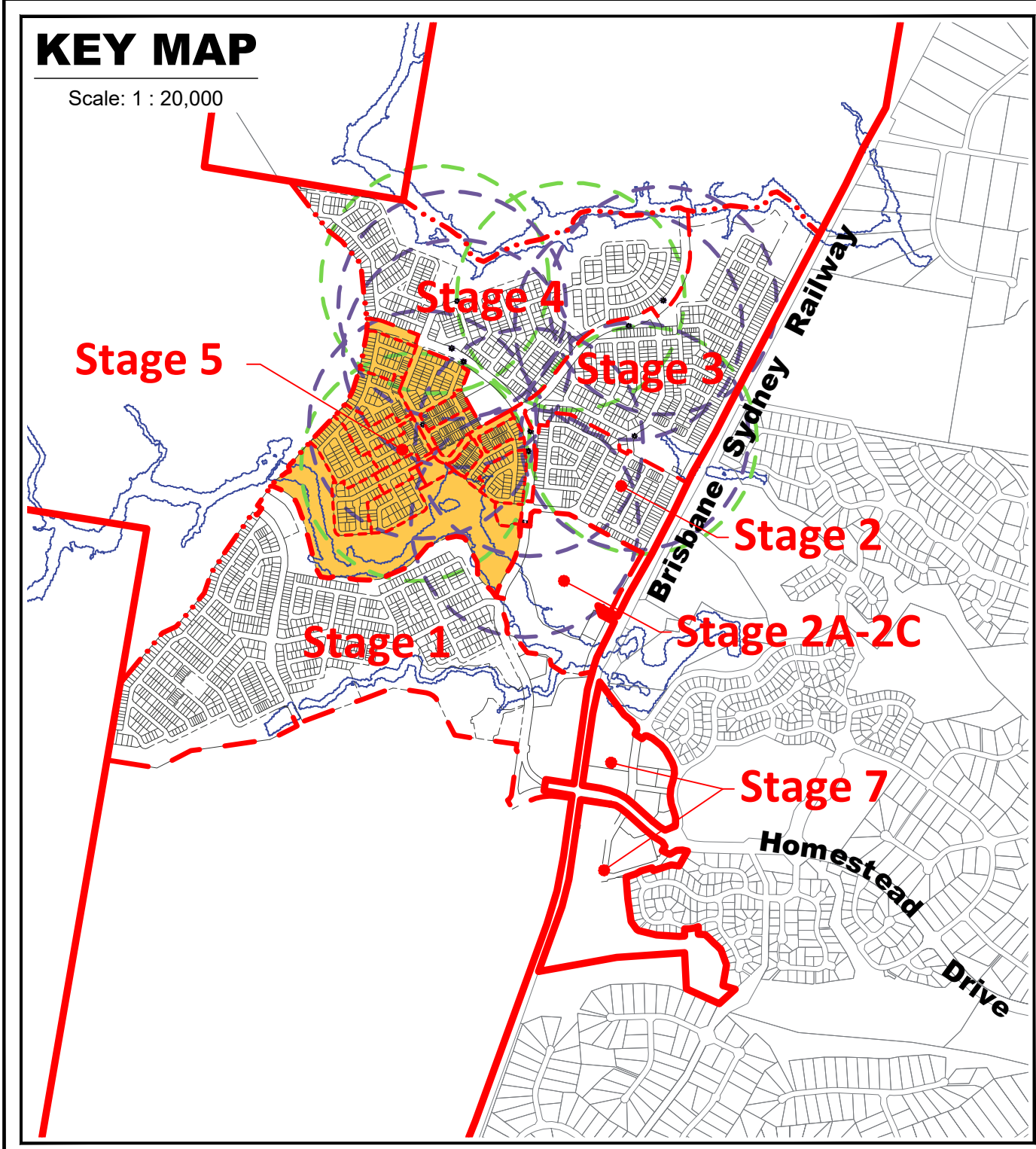
Plan of Subdivision
Stage 4J, K, L, N & O
Allotment Layout

Date: 21 May 2021
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: M

URBAN DESIGN
Level 4 H2 South
520 Wickham Street
PO Box 1559
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rps
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Scale: 1 : 20.000

Scale: 1 : 20.000



- 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)

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: Meinhardt.

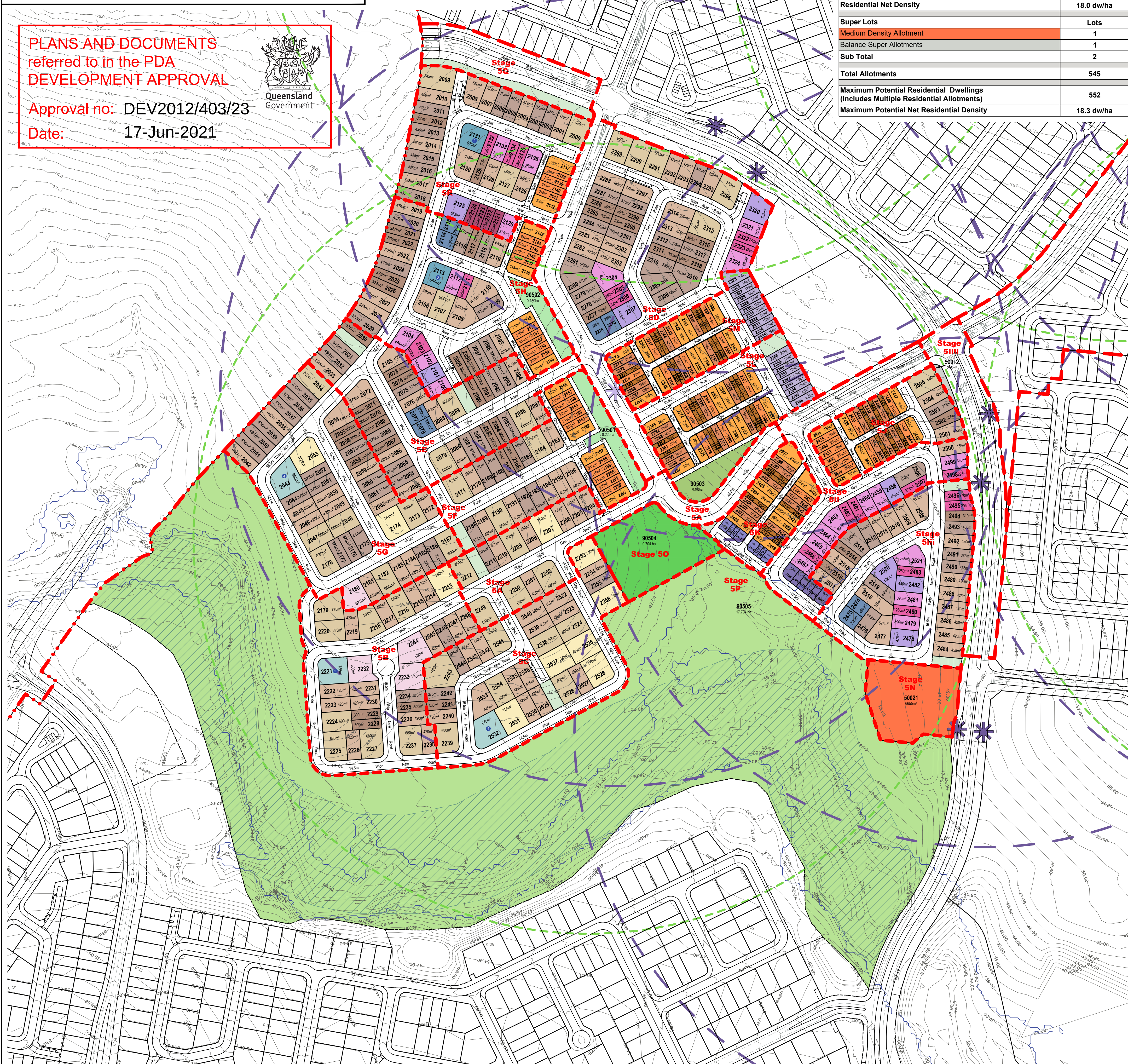
Land Budget Stage 5		
Land Use	Overall	
	Area	%
Area of Subject Site	52.172 ha	100.0%
Saleable Area		
Residential Allotments	19.663 ha	37.7%
Medium Density Allotment	0.665 ha	1.3%
Balance Super Allotments	0.028 ha	0.1%
Total Area of Allotments	20.356 ha	39.0%
Road		
Collector Road	3.617 ha	6.9%
Local Road	8.774 ha	16.8%
Linear Connections	0.459 ha	0.9%
Entry Statements	—	0.0%
Total Area of New Road	12.850 ha	24.6%
Open Space		
Corridor Park	17.704 ha	33.9%
Conservation (Within Corridor Park)	10.710 ha	
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	0.704 ha	1.3%
Local Recreation Park	0.188 ha	0.4%
Local Linear Recreation Park	0.370 ha	0.7%
Stormwater Detention	—	0.0%
Total Open Space	18.966 ha	36.4%

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	6.3%
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	18	3.3%
Courtyard Allotment	14 x 25m	350m²	20	3.7%
Premium Courtyard Allotment	16 x 25m	400m²	8	1.5%
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	32	5.9%
Terrace 6.6m Allotment	6.6 x 28m	185m²	31	5.7%
Terrace 7.5m Allotment	7.5 x 28m	210m²	48	8.8%
Terrace 9.5m Allotment	9.5 x 28m	265m²	44	8.1%
Subtotal			155	28.5%
30m Deep Product				
Villa Allotment	10 x 30m	300m²	41	7.6%
Premium Villa Allotment	12.5 x 30m	375m²	81	14.9%
Courtyard Allotment	14 x 30m	420m²	112	20.6%
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			290	53.4%
Total Residential Allotments			543	100%
Residential Net Density			18.0 dw/ha	
Super Lots				
Medium Density Allotment			1	
Balance Super Allotments			1	
Sub Total			2	
Total Allotments			545	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			552	
Maximum Potential Net Residential Density			18.3 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23

Date: 17-Jun-2021



TO BE READ IN CONJUNCTION WITH 110056 - 404

REVISION 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments	PROJECT Flagstone Precinct 1		CLIENT PEET Plan of Subdivision Stage 5 Overall Allotment Layout				 © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author. URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com					
	Job Ref.	110056	Date.	21 May 2021								
	Comp By.	WWW/JC/MD	DWG Name.	Precinct 1 Stage 5								
	Chk'd By.	DG/MD	Locality.	Flagstone								
	Local Authority.		Economic Development Queensland		Scale		Sheet		Plan Ref		Rev	
					1 : 2000		A1		110056 – 403		M	

Yield Breakdown Stage 5																								
Residential Allotments			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		
	Typical Size	Typical Area																						
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	6.3%	
16m Deep Product																								
Squat Allotment	14 x 16m	220m²	—	—	—	2	2	—	—	2	—	2	—	—	—	—	—	—	—	—	—	8	1.5%	
Subtotal			—	—	—	2	2	—	—	2	—	2	—	—	—	—	—	—	—	—	—	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	5	4	—	—	—	—	—	—	—	—	3	18	3.3%	
Courtyard Allotment	14 x 25m	350m²	—	—	—	3	—	—	—	4	7	3	—	—	—	—	—	—	—	—	3	20	3.7%	
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	2	—	—	—	1	1	3	—	—	—	—	—	—	—	—	1	8	1.5%	
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	13	10	—	—	—	—	—	—	—	—	12	56	10.3%	
28m - 30m Deep Product																								
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	—	—	—	—	—	—	—	6	6	10	10	—	—	—	—	32	5.9%	
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	—	—	—	—	—	—	—	—	6	9	8	8	—	—	—	—	31	5.7%	
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	10	—	9	—	—	—	10	1	7	7	—	—	—	—	4	48	8.8%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	4	—	4	—	—	—	6	8	10	10	—	—	—	—	2	44	8.1%
Subtotal			—	—	—	—	—	14	—	13	—	—	—	28	24	35	35	—	—	—	—	6	155	28.5%
30m Deep Product																								
Villa Allotment	10 x 30m	300m²	—	3	1	8	11	2	3	7	—	3	—	1	—	—	—	—	—	—	2	41	7.6%	
Premium Villa Allotment	12.5 x 30m	375m²	1	2	3	15	11	6	17	8	1	7	—	1	—	—	—	—	—	—	9	81	14.9%	
Courtyard Allotment	14 x 30m	420m²	6	14	14	11	10	7	13	9	1	15	—	2	—	—	—	—	—	—	10	112	20.6%	
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	2	25	—	5	—	—	—	—	—	—	24	290	53.4%	
Total Residential Allotments			13	32	32	50	37	32	44	48	21	37	—	33	32	44	46	—	—	—	—	42	543	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	17.1 dw/ha	39.0 dw/ha	—	34.8 dw/ha	42.7 dw/ha	28.0 dw/ha	41.9 dw/ha	—	—	—	—	18.0 dw/ha	18.0 dw/ha	
Super Lots			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			—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	1	
Sub Total			—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	—	—	—	—	2	
Total Allotments			13	32	32	50	37	32	44	48	21	37	1	33	32	44	46	1	—	—	—	42	545	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			13	33	35	50	37	32	47	49	21	37	—	33	32	44	46	—	—	—	—	43	552	
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	17.1 dw/ha	39.0 dw/ha	—	34.8 dw/ha	42.7 dw/ha	28.0 dw/ha	41.9 dw/ha	—	—	—	—	18.5 dw/ha	18.3 dw/ha	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23

Date: 17-Jun-2021



Land Budget Stage 5																						
Land Use	Stage 5A	Stage 5B	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5Ii	Stage 5Iii	Stage 5Iiii	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O	Stage 5P	Stage 5Q	Stage 5R	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
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	1.682 ha	2.313 ha	1.204 ha	0.949 ha	0.749 ha	1.571 ha	1.099 ha	0.665 ha	0.704 ha	17.704 ha	0.785 ha	2.327 ha	52.172 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	0.610 ha	1.523 ha	—	0.777 ha	0.575 ha	0.851 ha	0.890 ha	—	—	—	—	1.672 ha	19.663 ha	37.7%
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.665 ha	—	—	—	—	0.665 ha	1.3%
Balance Super Allotments	—	—	—	—	—	—	—	—	—	—	0.028 ha	—	—	—	—	—	—	—	—	—	0.028 ha	0.1%
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	0.610 ha	1.523 ha	0.028 ha	0.777 ha	0.575 ha	0.851 ha	0.890 ha	0.665 ha	—	—	—	1.672 ha	20.356 ha	39.0%
Road																						
Collector Road	0.431 ha	—	—	0.938 ha	—	—	—	—	0.451 ha	—	1.176 ha	—	—	—	—	—	—	—	0.621 ha	—	3.617 ha	6.9%
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	0.621 ha	0.733 ha	—	0.172 ha	0.163 ha	0.487 ha	0.209 ha	—	—	—	—	0.655 ha	8.774 ha	16.8%
Linear Connections	0.036 ha	—	0.036 ha	—	0.074 ha	0.036 ha	—	—	—	0.057 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	1.072 ha	0.790 ha	1.176 ha	0.172 ha	0.174 ha	0.532 ha	0.209 ha	—	—	—	0.785 ha	0.655 ha	12.850 ha	24.6%
Open Space																						
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17.704 ha	—	—	17.704 ha	33.9%
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.710 ha	—	—	10.710 ha	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.704 ha	—	—	—	0.704 ha	1.3%
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	17.704 ha	—	—	18.966 ha	36.4%

REVISION

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
M: 21/05/2021 Stage 2,3 & 5 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.

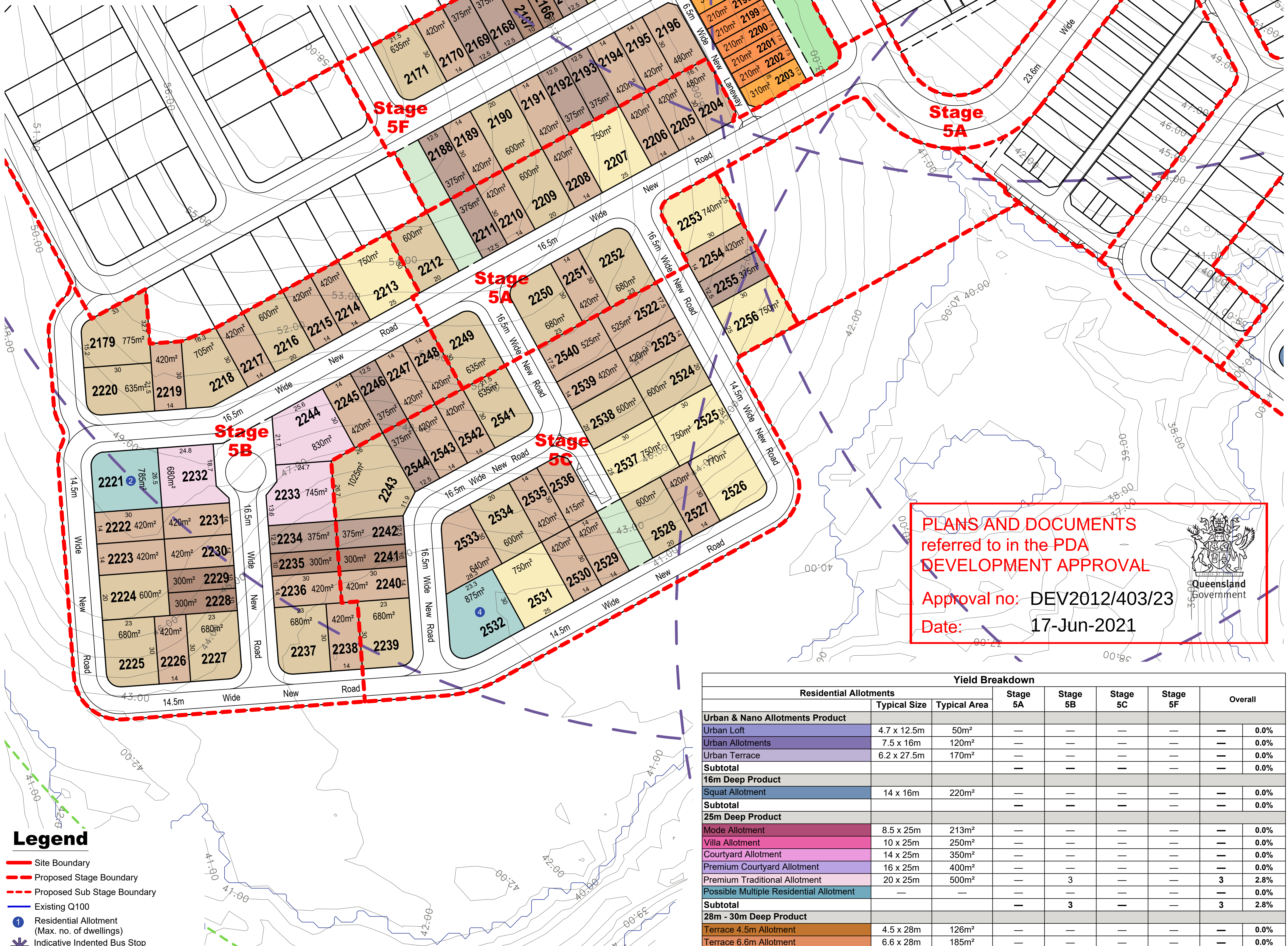
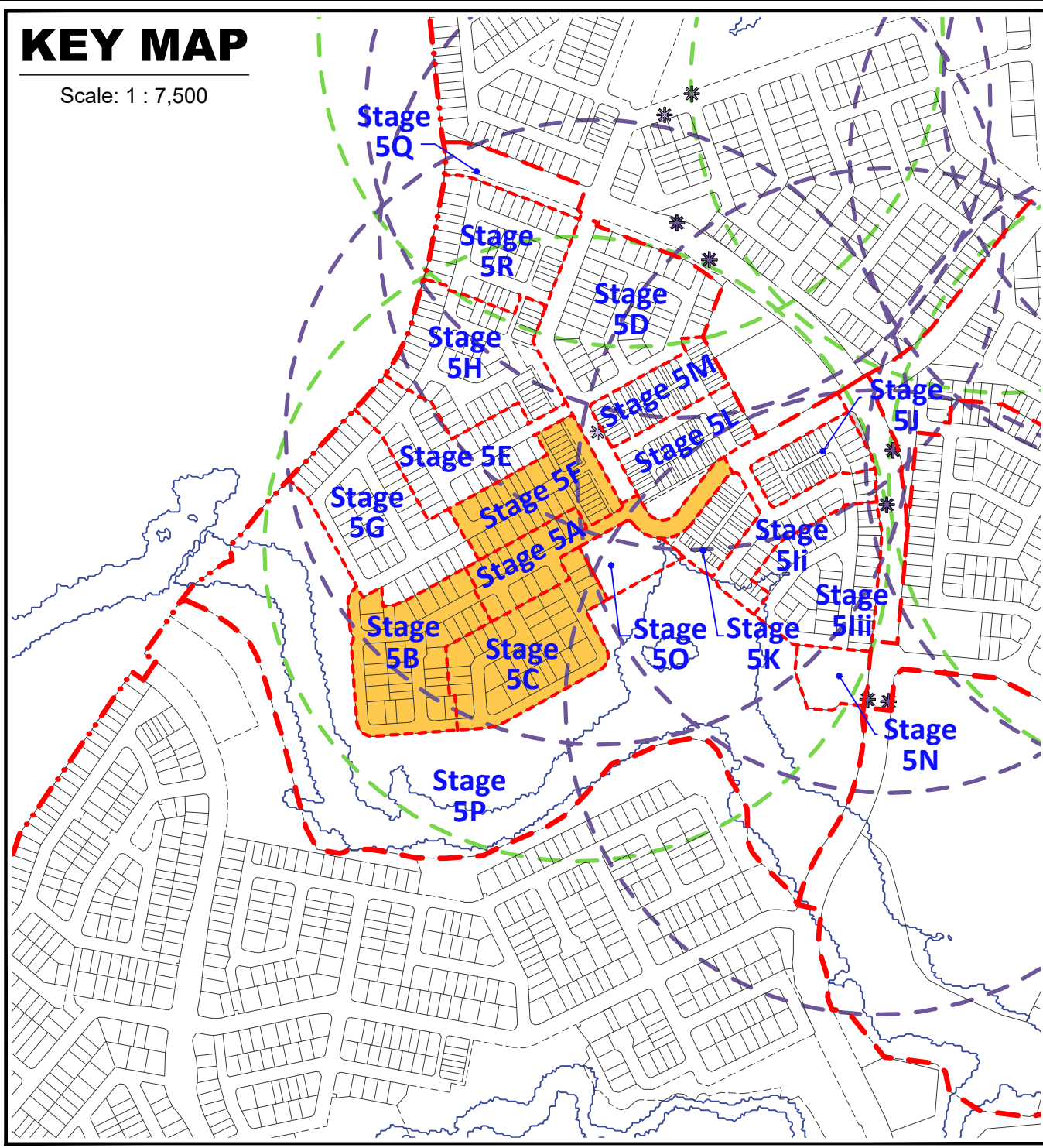
The boundaries shown on this plan should not be used for final detailed engineers design.

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

Source Information:
Site boundaries: THG.
Adjoining information: DCDB.
Contours: Lidar.

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)

Scale 1 : 1000 @ A1

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.

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

Land Use	Land Budget					Overall	
	Stage 5A	Stage 5B	Stage 5C	Stage 5F	Area	%	
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%	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23
Date: 17-Jun-2021



Yield Breakdown						
Residential Allotments			Stage 5A	Stage 5B	Stage 5C	Stage 5F
Urban & Nano Allotments Product	Typical Size	Typical Area				
Urban Loft	4.7 x 12.5m	50m ²	—	—	—	—
Urban Allotments	7.5 x 16m	120m ²	—	—	—	—
Urban Terrace	6.2 x 27.5m	170m ²	—	—	—	—
Subtotal			—	—	—	—
16m Deep Product			—	—	—	—
Squat Allotment	14 x 16m	220m ²	—	—	—	—
Subtotal			—	—	—	—
25m Deep Product			—	—	—	—
Mode Allotment	8.5 x 25m	213m ²	—	—	—	—
Villa Allotment	10 x 25m	250m ²	—	—	—	—
Courtyard Allotment	14 x 25m	350m ²	—	—	—	—
Premium Courtyard Allotment	16 x 25m	400m ²	—	—	—	—
Premium Traditional Allotment	20 x 25m	500m ²	—	3	—	3
Possible Multiple Residential Allotment	—	—	—	—	—	—
Subtotal			—	3	—	3
28m - 30m Deep Product			—	—	—	—
Terrace 4.5m Allotment	4.5 x 28m	126m ²	—	—	—	—
Terrace 6.6m Allotment	6.6 x 28m	185m ²	—	—	—	—
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	—	10
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	—	4
Subtotal			—	—	—	14
30m Deep Product			—	—	—	—
Villa Allotment	10 x 30m	300m ²	—	3	1	2
Premium Villa Allotment	12.5 x 30m	375m ²	1	2	3	6
Courtyard Allotment	14 x 30m	420m ²	6	14	14	7
Traditional Allotment	20 x 30m	600m ²	5	8	7	3
Premium Traditional Allotment	25 x 30m	720m ²	1	1	6	—
Possible Multiple Residential Allotment	—	—	—	1	1	—
Subtotal			13	29	32	18
Total Residential Allotments			13	32	32	32
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
Medium Density Allotment			—	—	—	—
Balance Super Allotments			—	—	—	—
Sub Total			—	—	—	—
Total Allotments			13	32	32	32
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			13	33	35	32
Maximum Potential Net Residential Density			10.9 dw/ha	12.8 dw/ha	13.3 dw/ha	17.5 dw/ha

PROJECT

Flagstone
Precinct 1

CLIENT

PEET

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

URBAN DESIGN

Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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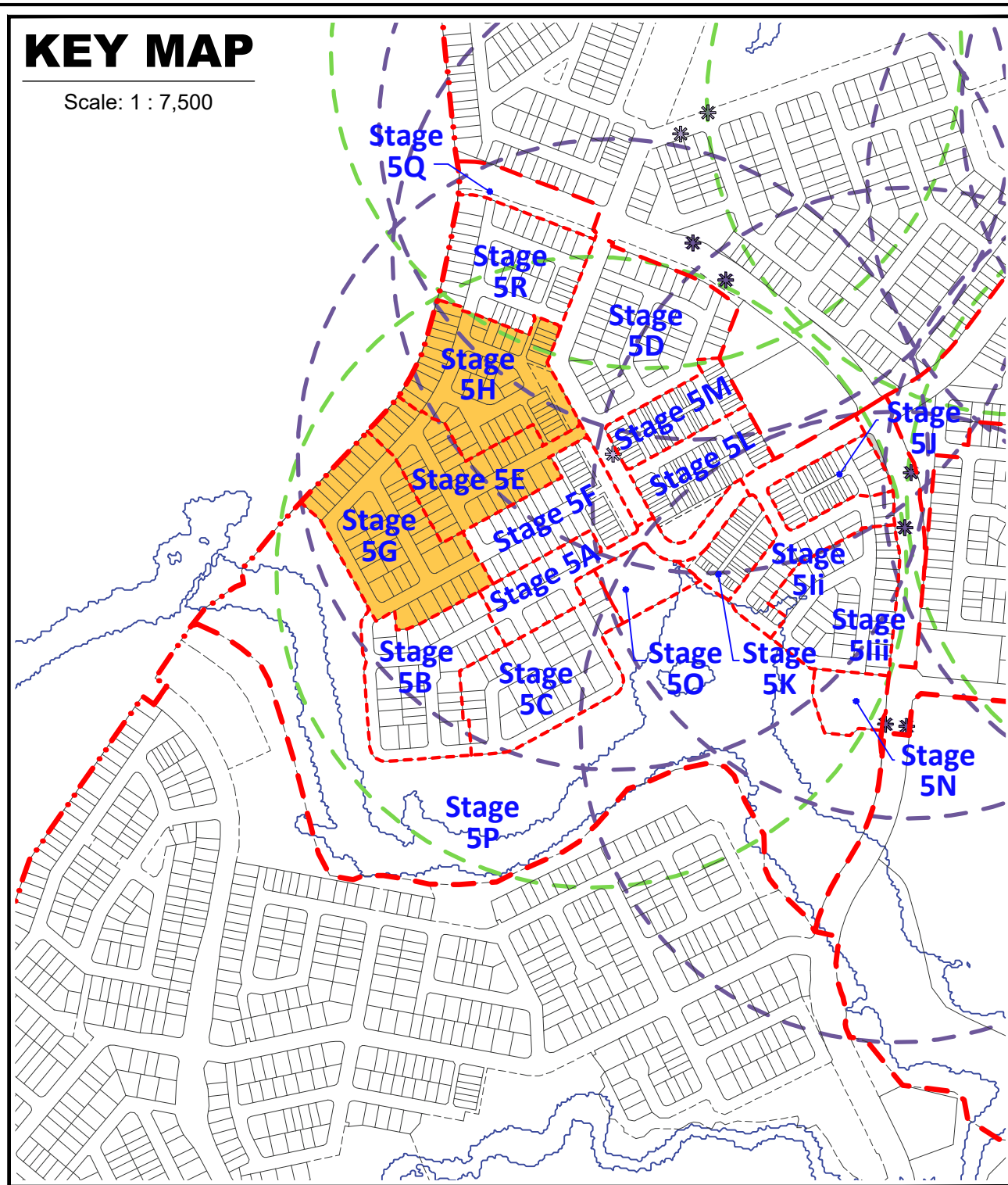
Scale
1 : 1000

Sheet
A1

Plan Ref
110056 - 405

Rev
M

Scale: 1 : 7.500



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23

Date: 17-Jun-2021



Yield Breakdown							
Residential Allotments			Stage 5E	Stage 5G	Stage 5H	Overall	
Urban & Nano Allotments Product	Typical Size	Typical Area					
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		

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)

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: Meinhardt.

Land Budget					
Land Use	Stage 5E	Stage 5G	Stage 5H	Overall	
	Area	Area	Area	Area	%
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%

REVISION 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments	PROJECT Flagstone Precinct 1		CLIENT PEET Plan of Subdivision Stage 5E, H & G Allotment Layout	 URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.			
	Job Ref.	110056	Date.	21 May 2021			
	Comp By.	WWW/JC/MD	DWG Name.	Precinct 1 Stage 5			
	Chk'd By.	DG/MD	Locality.	Flagstone			
	Local Authority. Economic Development Queensland						
					Scale 1 : 750	Sheet A1	Plan Ref 110056 – 406

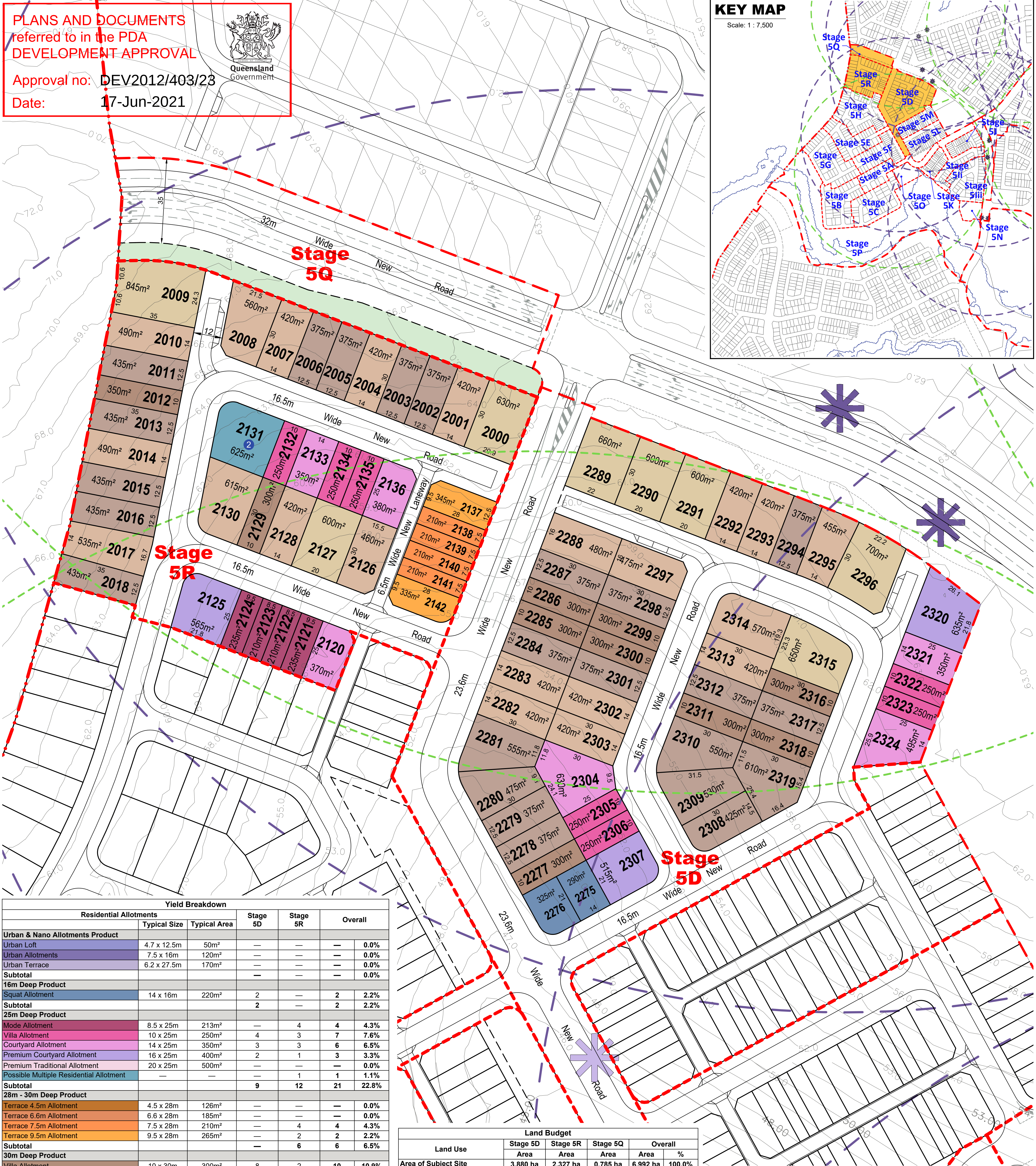
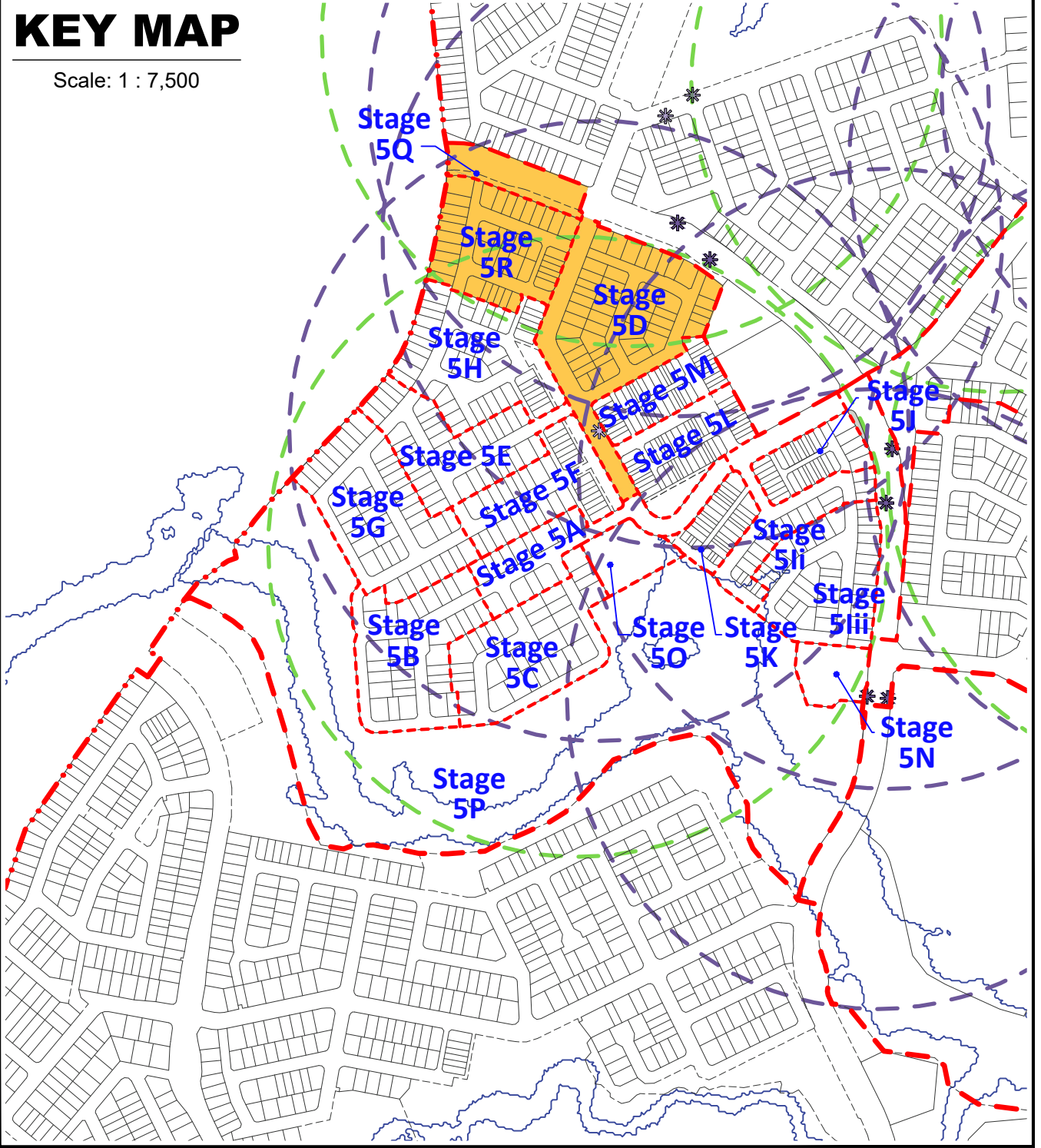
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403/23

Date: 17-Jun-2021



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
Area of Subject Site	3.880 ha	2.327 ha	0.785 ha	6.992 ha
Saleable Area				
Residential Allotments	2.133 ha	1.672 ha	—	3.805 ha
Medium Density Allotment	—	—	—	—
Balance Super Allotments	—	—	—	—
Total Area of Allotments	2.133 ha	1.672 ha	—	3.805 ha
Road				
Collector Road	0.938 ha	—	0.621 ha	1.559 ha
Local Road	0.809 ha	0.655 ha	—	1.464 ha
Linear Connections	—	—	0.164 ha	0.164 ha
Entry Statements	—	—	—	—
Total Area of New Road	1.747 ha	0.655 ha	0.785 ha	3.187 ha
Open Space				
Corridor Park	—	—	—	—
Conservation (Within Corridor Park)	—	—	—	—
District Recreation Park	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—
Local Recreation Park	—	—	—	—
Local Linear Recreation Park	—	—	—	—
Stormwater Detention	—	—	—	—
Total Open Space	—	—	—	—

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)

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: Meinhardt.

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

Scale 1 : 7,500

0 5 10 20 30 40 50

REVISION

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 Stage 2 & 3 Layout Updates

J: 07/10/2020 Stage 2 & 3 Layout Amendments

K: 19/11/2020 Stage 2 Layout Amendments

L: 25/11/2020 Stage 2 Layout Amendments

M: 21/05/2021 Stage 2,3 & 5 Layout Amendments

PROJECT

Flagstone Precinct 1

Job Ref. 110056

Comp By. WW/JC/MD

Chk'd By. DG/MD

Local Authority. Economic Development Queensland

Date. 21 May 2021

DWG Name. Precinct 1 Stage 5

Locality. Flagstone

CLIENT

PEET

Plan of Subdivision

Stage 5D,R & Q

Allotment Layout

Scale 1 : 750

Sheet A1

Plan Ref 110056 - 407

Rev M

URBAN DESIGN

Level 4 HQ South

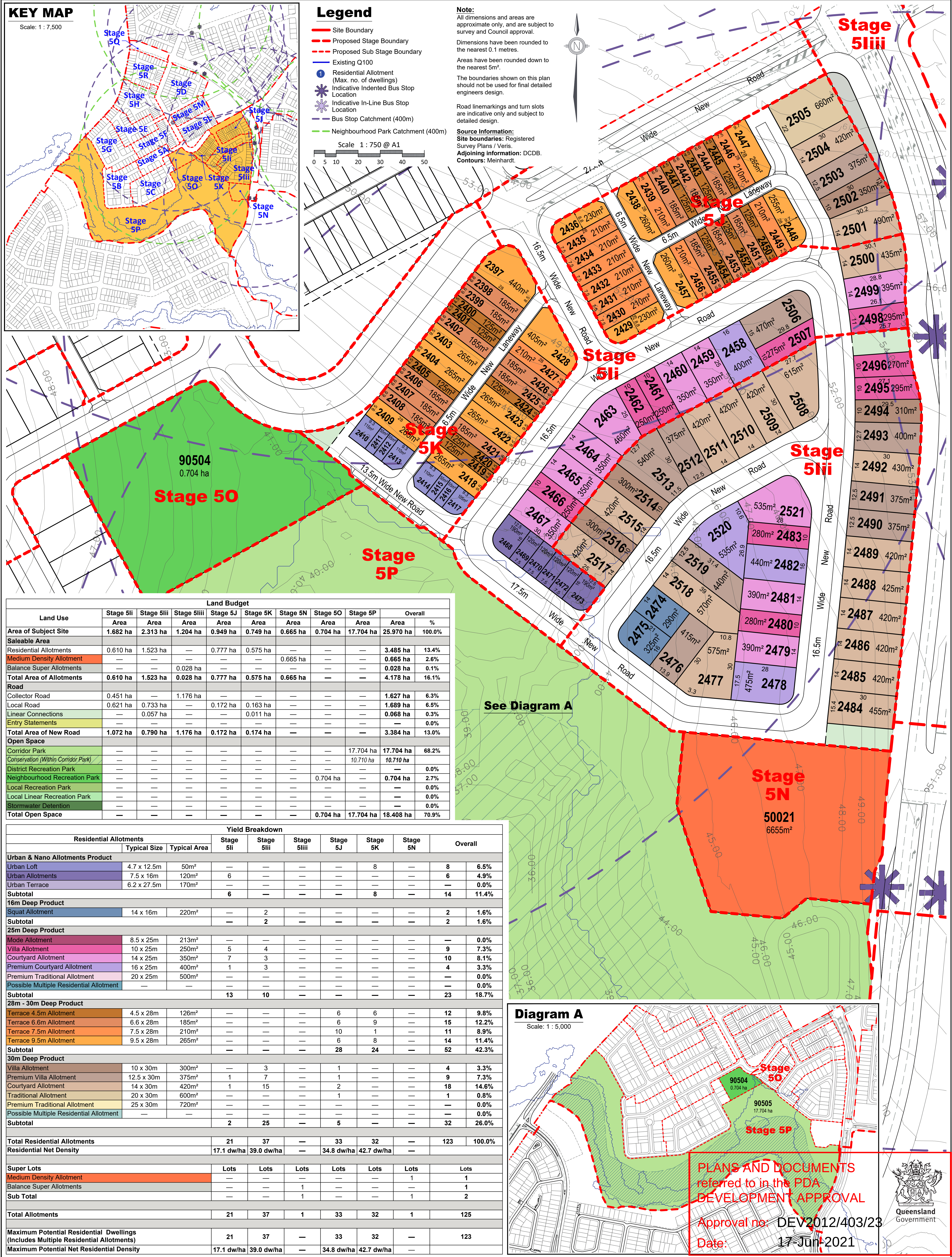
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PO Box 1559

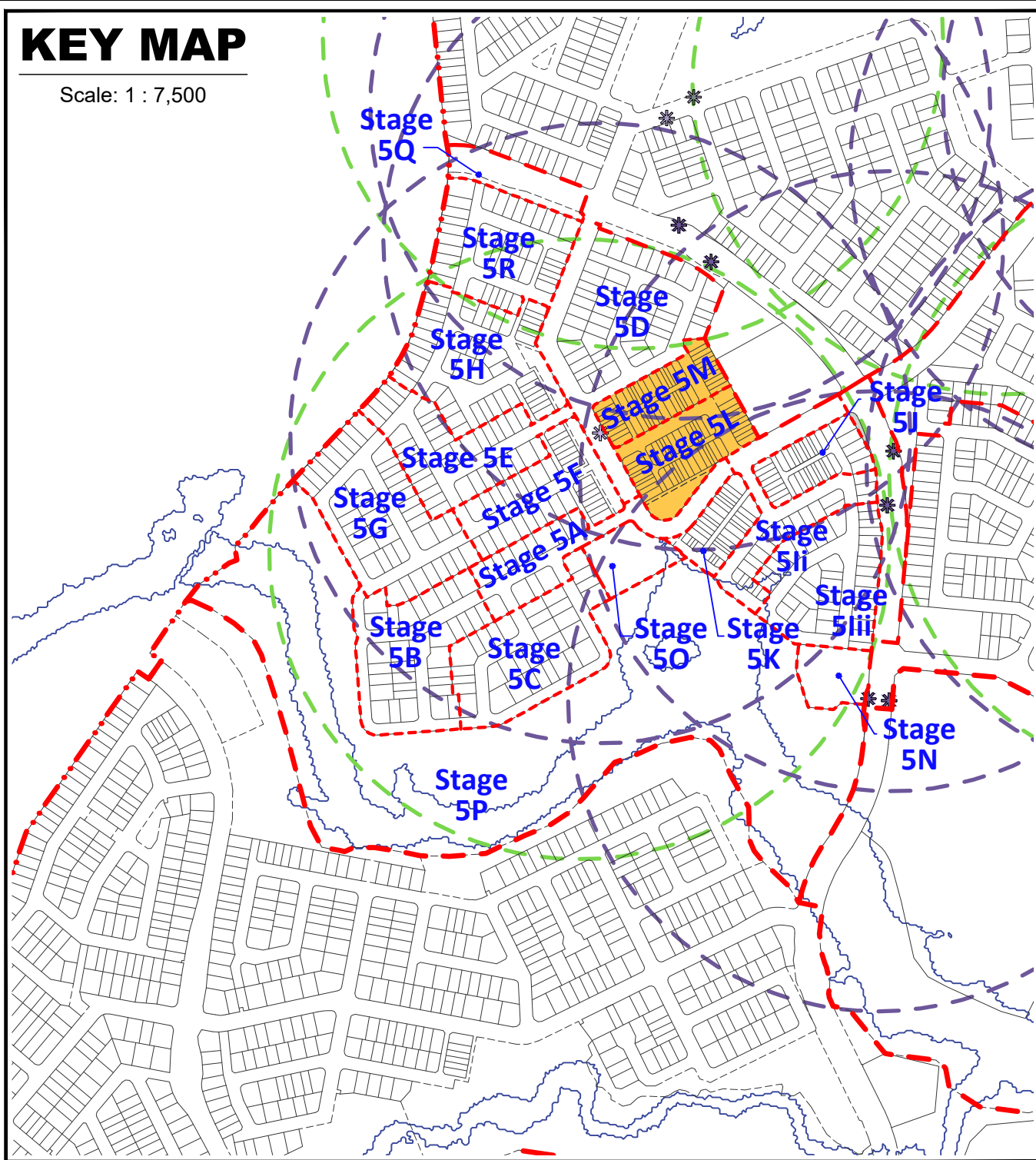
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T +61 7 3539 9500

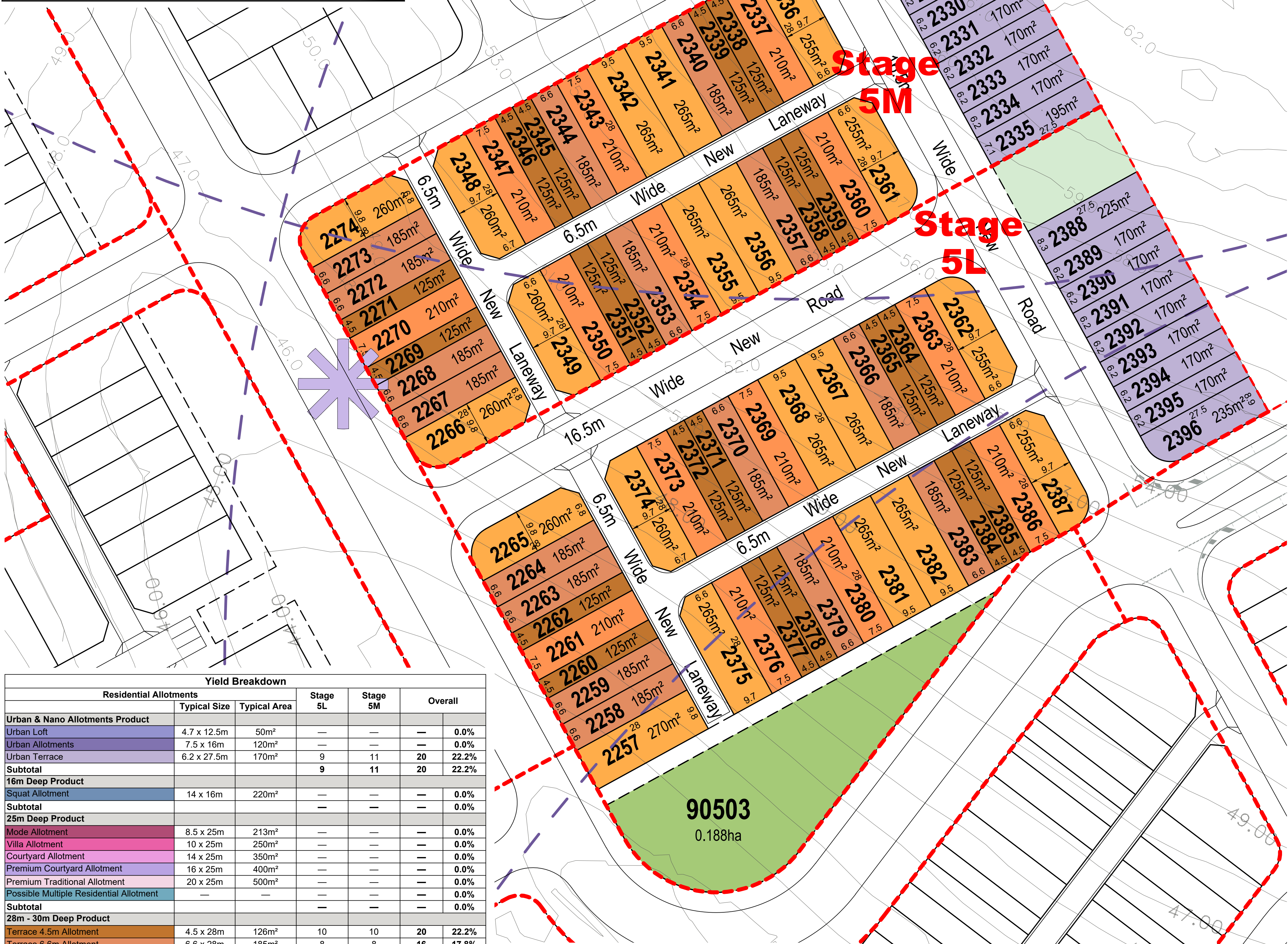
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Scale: 1 : 7,500



Approval no: DEV2012/403/23
Date: 17-Jun-2021



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%

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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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

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 : 500 @ A1

REVISION 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments	PROJECT Flagstone Precinct 1		CLIENT PEET Plan of Subdivision Stage 5L & M Allotment Layout		 © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author. URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com			
	Job Ref.	110056	Date.	21 May 2021				
	Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5				
	Chk'd By.	DG/MD	Locality.	Flagstone				
	Local Authority.			Economic Development Queensland				
Scale		Sheet		Plan Ref		Rev		
1 : 500		A1		110056 – 409		M		