PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 18 January 2022

Land Budget Stages 2 – 5

Land Use	Stage 2 Area	Stage 3 Area	Stage 4 Area	Stage 5 Area	Overall Area	Overall %
Area of Subject Site	**16,883 ha**	**45,912 ha**	**301,419 ha**	**52,172 ha**	**416,386 ha**	**100.0%**
Saleable Area						
Residential Allotments	9.636 ha	10.191 ha	21.369 ha	19.663 ha	60.859 ha	14.6%
Medium Density Allotment	—	—	—	0.665 ha	0.665 ha	0.2%
Commercial Allotment	—	—	1.324 ha	—	1.324 ha	0.3%
Community Facility Allotment	—	—	0.500 ha	—	0.500 ha	0.1%
Potential Child Care Allotment	0.628 ha	—	—	—	0.628 ha	0.2%
Manufactured Home Estate Allotment	—	12.038 ha	—	—	12.038 ha	2.9%
Balance Super Allotments	1.581 ha	3.054 ha	247.190 ha	0.028 ha	251.853 ha	60.5%
Total Area of Allotments	**11.845 ha**	**25.283 ha**	**270.383 ha**	**20.356 ha**	**327.867 ha**	**78.7%**
Utilities						
Sewer Pump Station	—	0.508 ha	—	—	0.508 ha	0.1%
Total Area of Utilities	**—**	**0.508 ha**	**—**	**—**	**0.508 ha**	**0.1%**
Road						
Collector Road	1.502 ha	3.062 ha	4.559 ha	3.617 ha	12.740 ha	3.1%
Local Road	3.465 ha	4.554 ha	9.528 ha	8.774 ha	26.321 ha	6.3%
Linear Connections	0.071 ha	0.265 ha	0.359 ha	0.459 ha	1.154 ha	0.3%
Existing Road	—	0.063 ha	—	—	0.063 ha	0.0%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	**5.038 ha**	**7.944 ha**	**14.446 ha**	**12.850 ha**	**40.278 ha**	**9.7%**
Open Space						
Corridor Park	—	3.660 ha	14.787 ha	17.704 ha	36.151 ha	8.7%
Conservation Park (Within Corridor Park)	—	*2.650 ha*	*6.357 ha*	*10.710 ha*	*19.717 ha*	
District Recreation Park	—	5.648 ha	—	—	5.648 ha	1.4%
Neighbourhood Recreation Park	—	2.346 ha	1.803 ha	0.704 ha	4.853 ha	1.2%
Local Recreation Park	—	0.523 ha	—	0.188 ha	0.711 ha	0.2%
Local Linear Recreation Park	—	—	—	0.370 ha	0.370 ha	0.1%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	**—**	**12.177 ha**	**16.590 ha**	**18.966 ha**	**47.733 ha**	**11.5%**

Yield Breakdown Stages 2 – 5

Residential Allotments	Typical Size	Typical Area	Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Urban & Nano Allotments Product								
Urban Loft	4.7 x 11.5m	50m²	—	—	—	8	8	1%
Urban Allotments	7.5 x 16m	120m²	—	—	—	6	6	0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	20	20	1%
Subtotal			**—**	**—**	**—**	**34**	**34**	**2%**
16m Deep Product								
Squat Allotment	14 x 16m	220m²	—	4	4	8	16	1%
Subtotal			**—**	**4**	**4**	**8**	**16**	**1%**
25m Deep Product								
Mode Allotment	8.5 x 25m	213m²	—	—	—	4	4	0%
Villa Allotment	10 x 25m	250m²	29	4	2	16	51	4%
Courtyard Allotment	14 x 25m	350m²	41	13	22	19	95	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	6	8	10	41	3%
Premium Traditional Allotment	20 x 25m	500m²	—	5	—	4	9	1%
Possible Multiple Residential Allotment	—	—	2	4	3	2	11	1%
Subtotal			**89**	**32**	**35**	**55**	**211**	**15%**
28m - 30m Deep Product								
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	20	20	1%
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	35	35	2%
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	—	5	52	65	5%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	2	44	50	3%
Subtotal			**12**	**—**	**7**	**151**	**170**	**12%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	32	22	56	41	151	11%
Premium Villa Allotment	12.5 x 30m	375m²	33	61	113	81	288	20%
Courtyard Allotment	14 x 30m	420m²	51	48	113	112	324	23%
Traditional Allotment	20 x 30m	600m²	19	32	64	43	158	11%
Premium Traditional Allotment	25 x 30m	720m²	—	15	32	10	57	4%
Possible Multiple Residential Allotment	—	—	1	2	14	3	20	1%
Subtotal			**136**	**180**	**392**	**290**	**998**	**70%**
Total Residential Allotments			**237**	**216**	**438**	**538**	**1429**	**100%**
Residential Net Density			**18.0 dw/ha**	**12.1 dw/ha**	**13.2 dw/ha**	**17.8 dw/ha**	**15.2 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	
Manufactured Home Estate Allotment			—	1	—	—	1	
Balance Super Allotments			1	3	6	1	11	
Sub Total			**2**	**4**	**8**	**2**	**16**	
Utilities								
Sewer Pump Station			—	2	—	—	2	
Sub Total			**—**	**2**	**—**	**—**	**2**	
Total Allotments			**239**	**222**	**446**	**540**	**1447**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**240**	**226**	**421**	**547**	**1434**	
Maximum Potential Net Residential Density			**18.2 dw/ha**	**12.6 dw/ha**	**12.7 dw/ha**	**18.1 dw/ha**	**15.2 dw/ha**	

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- 10m Wide Existing Sewer Easement
- 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
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
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change

PROJECT	Flagstone Precinct 1		
Job Ref.	110056	Date.	27 October 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

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