

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403
Date: 09 May 2022



Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub-Stage Boundary
- Existing O100
- Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- SPS Access EMT

Stage 1A-1AF (Approved)

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

Source Information:
Site boundaries: Registered Survey Plans / Vets.
Adjoining information: OCDB, Contours: Bradie's.

REVISION

Q: 07/10/2021 Stage 3 & 4 Change	
R: 20/10/2021 Stage 3 & 4 Change	
S: 27/10/2021 Stage 4 Change	
T: 20/12/2021 Stage 4 Layout Change	
U: 17/01/2022 RCD Amendments	
V: 21/02/2022 Stage 5 Layout Change	
W: 12/02/2022 Stage 5 Layout Change	
X: 07/04/2022 Stage 5 Change	

PROJECT

Flagstone Precinct 1

Job Ref. 110056	Date: 07 April 2022
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
X

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	301.419 ha	52.172 ha	416.386 ha	100.0%
Saleable Area						
Residential Allotments	9.636 ha	10.191 ha	21.369 ha	19.995 ha	61.191 ha	14.7%
Medium Density Allotment	—	—	1.324 ha	0.666 ha	0.666 ha	0.2%
Commercial Allotment	—	—	0.500 ha	—	0.500 ha	0.1%
Community Facility Allotment	0.628 ha	—	—	—	0.628 ha	0.2%
Potential Child Care Allotment	—	—	—	—	—	—
Manufactured Home Estate Allotment	—	12.038 ha	—	—	12.038 ha	2.9%
Balance Super Allotments	1.581 ha	3.054 ha	247.190 ha	—	251.825 ha	60.5%
Total Area of Allotments	11.845 ha	25.283 ha	270.383 ha	20.661 ha	328.172 ha	78.8%
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	3.529 ha	12.652 ha	3.0%
Local Road	3.465 ha	4.554 ha	9.528 ha	8.656 ha	26.203 ha	6.3%
Linear Connections	0.071 ha	0.265 ha	0.359 ha	0.429 ha	1.124 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	12.614 ha	40.042 ha	9.6%
Open Space						
Corridor Park	—	3.660 ha	14.787 ha	17.812 ha	36.259 ha	8.7%
Conservation Park (Within Corridor Park)	—	2.650 ha	6.357 ha	10.710 ha	19.717 ha	4.7%
District Recreation Park	—	5.648 ha	—	—	5.648 ha	1.4%
Neighbourhood Recreation Park	—	2.346 ha	1.803 ha	0.627 ha	4.776 ha	1.1%
Local Recreation Park	—	0.523 ha	—	—	0.523 ha	0.1%
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	18.897 ha	47.664 ha	11.4%

Yield Breakdown Stages 2 – 5

Residential Allotments	Typical Site	Typical Area	Stage 2	Stage 3	Stage 4	Stage 5	Overall
Urban & Nano Allotments Product							
Urban Loft	4.7 x 11.5m	50m ²	—	—	—	—	0%
Urban Allotments	7.5 x 16m	120m ²	—	—	—	—	0%
Urban Terrace	6.2 x 27.5m	170m ²	—	—	—	20	20
Subtotal						20	1%
16m Deep Product							
Squat Allotment	14 x 15m	220m ²	—	4	4	8	16
Subtotal				4	4	8	1%
25m Deep Product							
Mode Allotment	8.5 x 25m	213m ²	—	—	—	4	4
Villa Allotment	10 x 25m	250m ²	29	4	2	16	51
Courtyard Allotment	14 x 25m	350m ²	41	13	22	23	99
Premium Courtyard Allotment	16 x 25m	400m ²	17	6	8	11	42
Premium Traditional Allotment	20 x 25m	500m ²	—	5	—	2	7
Possible Multiple Residential Allotment							
Subtotal			89	32	35	58	214
28m - 30m Deep Product							
Terrace 4.5m Allotment	4.5 x 28m	126m ²	—	—	—	—	0%
Terrace 6.5m Allotment	6.5 x 28m	185m ²	—	—	—	—	0%
Terrace 7.5m Allotment	7.5 x 28m	210m ²	8	—	5	41	54
Terrace 9.5m Allotment	9.5 x 28m	265m ²	4	—	2	16	22
Subtotal			12	—	7	57	76
30m Deep Product							
Villa Allotment	10 x 30m	300m ²	32	22	56	61	171
Premium Villa Allotment	12.5 x 30m	375m ²	33	61	113	113	320
Courtyard Allotment	14 x 30m	420m ²	51	48	113	125	337
Traditional Allotment	20 x 30m	600m ²	19	32	64	48	163
Premium Traditional Allotment	25 x 30m	720m ²	—	15	32	6	53
Possible Multiple Residential Allotment							
Subtotal			136	180	392	353	1061
Total Residential Allotments			237	216	438	496	1387
Residential Net Density			18.0 dw/ha	12.1 dw/ha	13.2 dw/ha	16.4 dw/ha	14.7 dw/ha
Super Lots							
Medium Density Allotment			—	—	—	1	1
Commercial Allotment			—	—	1	—	1
Community Facility Allotment			—	—	1	—	1
Potential Child Care Allotment			—	—	—	—	—
Manufactured Home Estate Allotment			—	1	—	—	1
Balance Super Allotments			1	3	6	—	10
Sub Total			2	4	8	1	15
Utilities							
Sewer Pump Station			—	2	—	—	2
Sub Total			—	2	—	—	2
Total Allotments			239	222	446	497	1404
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			240	226	466	498	1430
Maximum Potential Net Residential Density			18.2 dw/ha	12.6 dw/ha	14.1 dw/ha	16.5 dw/ha	15.2 dw/ha



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