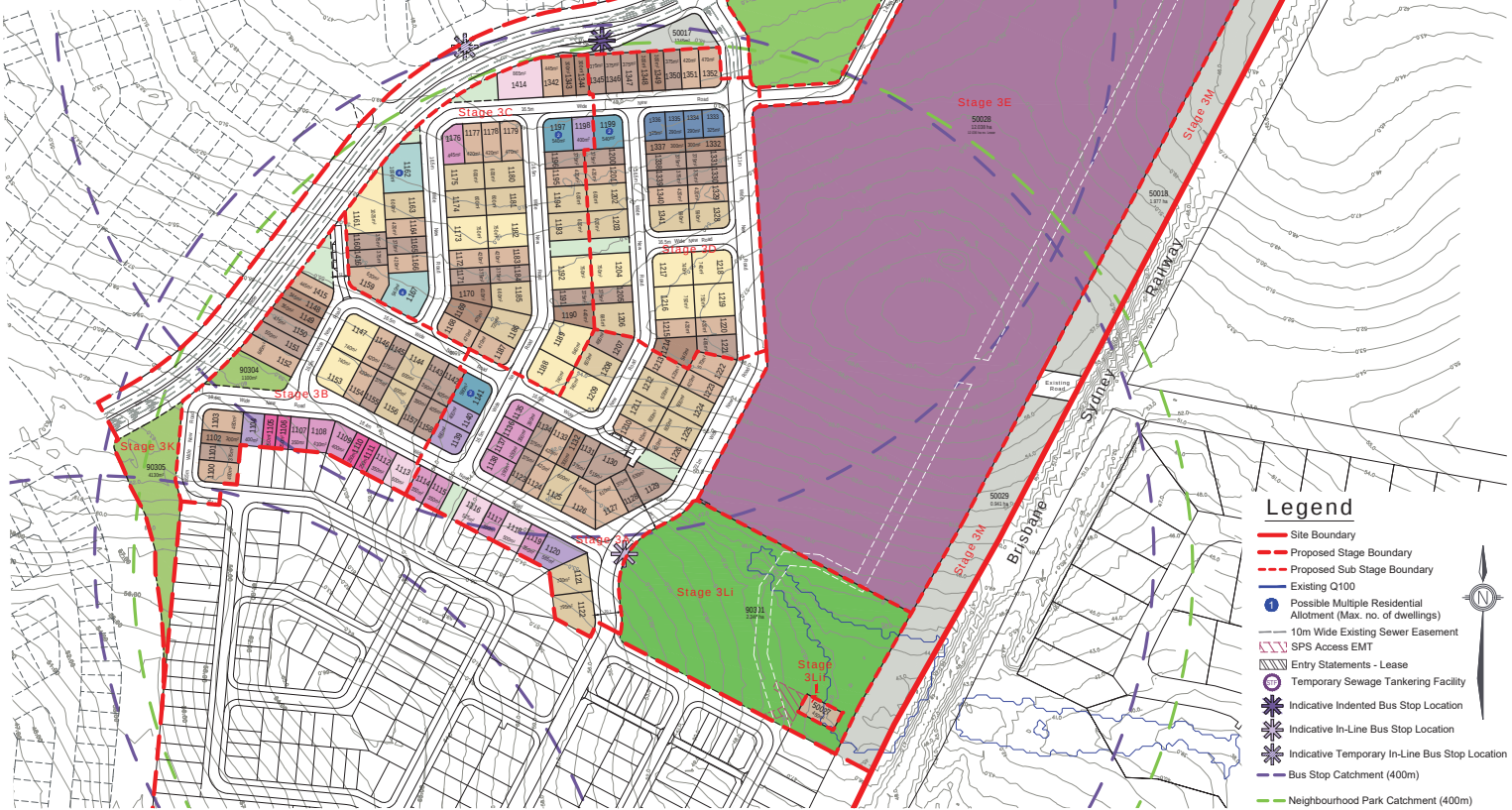


Land Budget Stage 3																
Land Use	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3E	Stage 3F	Stage 3G	Stage 3H	Stage 3I	Stage 3J	Stage 3K	Stage 3L	Stage 3M	Stage 3N	Overall	
Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	3,307 ha	2,396 ha	3,346 ha	2,821 ha	12,038 ha	2,568 ha	1,366 ha	0,404 ha	2,740 ha	2,968 ha	0,966 ha	0,463 ha	2,584 ha	2,346 ha	49,912 ha	100.0%
Subtotal Area																
Residential Allotments	1,974 ha	1,343 ha	2,464 ha	1,757 ha	—	1,300 ha	0,949 ha	0,404 ha	—	—	—	—	—	—	10,191 ha	22.2%
Balance Super Allotments	—	—	—	—	12,038 ha	—	—	—	—	—	0,156 ha	—	—	2,919 ha	12,038 ha	6.7%
Subtotal	1,974 ha	1,343 ha	2,464 ha	1,757 ha	12,038 ha	1,300 ha	0,949 ha	0,404 ha	—	—	0,156 ha	—	—	2,919 ha	28,253 ha	28.2%
Total Area of Allotments	1,974 ha	1,343 ha	2,464 ha	1,757 ha	12,038 ha	1,300 ha	0,949 ha	0,404 ha	—	—	0,156 ha	—	—	2,919 ha	28,253 ha	55.1%
Utilities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Water Pump Station	—	—	—	—	—	—	—	—	—	—	0,463 ha	—	0,045 ha	—	0,508 ha	1.1%
Total Area of Utilities	—	—	—	—	—	—	—	—	—	—	0,463 ha	—	0,045 ha	—	0,508 ha	1.1%
Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Collector Road	0,552 ha	—	—	—	0,474 ha	—	—	—	—	—	2,036 ha	—	—	—	3,062 ha	6.7%
Local Road	0,714 ha	0,889 ha	0,854 ha	1,554 ha	—	1,176 ha	0,417 ha	—	—	—	—	—	—	—	4,654 ha	9.3%
Linear Connections	0,007 ha	0,054 ha	0,078 ha	0,038 ha	—	0,030 ha	—	—	—	—	—	—	—	—	0,265 ha	0.8%
Existing Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0,563 ha	0.1%
Total Area of New Road	1,333 ha	0,943 ha	0,932 ha	1,594 ha	—	1,206 ha	0,417 ha	—	—	—	2,036 ha	—	—	—	7,564 ha	17.3%
Open Space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Corridor Park	—	—	—	—	—	—	—	—	—	—	0,966 ha	2,684 ha	—	—	3,650 ha	8.0%
Central Water Catchment Park	—	—	—	—	—	—	—	—	—	—	2,680 ha	—	—	—	2,680 ha	5.4%
District Recreation Park	—	—	—	—	—	—	—	—	2,740 ha	2,908 ha	—	—	—	—	5,648 ha	12.3%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	2,346 ha	—	—	2,346 ha	5.1%
Local Recreation Park	—	0,110 ha	—	—	—	—	—	—	—	—	0,413 ha	—	—	—	0,523 ha	1.1%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Green Corridor	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	0,110 ha	—	—	—	—	—	—	2,740 ha	2,908 ha	0,966 ha	2,684 ha	—	0,413 ha	2,346 ha	28.5%

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



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	Overall	
	Typical Size	Typical Area														
Urban & Nano Allotments Product																
Urban Lot	4.7 x 11.5m	50m ²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Urban Allotment	7.5 x 16m	120m ²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Urban Terrace	6.2 x 27.5m	170m ²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Subtotal			—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
16m Deep Product																
Squat Allotment	14 x 16m	220m ²	—	—	—	4	—	—	—	—	—	—	—	4	1.9%	
Subtotal			—	—	—	4	—	—	—	—	—	—	—	4	1.9%	
26m Deep Product																
Villa Allotment	8.5 x 25m	213m ²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Villa Allotment	10 x 25m	250m ²	—	—	4	—	—	—	—	—	—	—	—	—	0.0%	
Courtyard Allotment	14 x 25m	350m ²	8	4	1	—	—	—	—	—	—	—	—	13	6.0%	
Premium Courtyard Allotment	16 x 25m	400m ²	3	1	1	—	—	—	—	—	—	—	—	6	2.8%	
Premium Traditional Allotment	20 x 25m	500m ²	2	1	1	—	—	1	—	—	—	—	—	6	2.3%	
Possible Multiple Residential Allotment	—	—	—	1	—	1	1	—	1	—	—	—	—	4	1.9%	
Subtotal			—	14	10	4	1	—	3	—	—	—	—	32	14.8%	
28m - 30m Deep Product																
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Subtotal			—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
30m Deep Product																
Villa Allotment	10 x 30m	300m ²	1	3	5	5	—	2	3	3	—	—	—	—	22	10.2%
Premium Villa Allotment	12.5 x 30m	375m ²	7	9	7	11	—	15	6	6	—	—	—	—	61	28.2%
Courtyard Allotment	14 x 30m	420m ²	9	6	12	7	—	7	6	1	—	—	—	—	48	22.2%
Traditional Allotment	20 x 30m	600m ²	8	2	9	5	—	3	5	—	—	—	—	—	32	14.8%
Premium Traditional Allotment	25 x 30m	750m ²	1	2	6	5	—	—	1	—	—	—	—	—	15	6.9%
Possible Multiple Residential Allotment	—	—	—	—	—	2	—	—	—	—	—	—	—	—	2	0.9%
Subtotal			26	22	41	33	—	27	21	10	—	—	—	—	169	83.3%
Total Residential Allotments																
Residential Net Density			40	32	45	38	—	30	21	10	—	—	—	—	216	100%
			14.5 dw/ha	13.4 dw/ha	15.4 dw/ha	16.2 dw/ha	—	12.0 dw/ha	15.4 dw/ha	24.6 dw/ha	—	—	—	—	12.0 dw/ha	
Super Lots																
Balance Super Allotments			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Manufactured Home Estate Allotment			—	—	—	—	—	—	—	—	—	1	—	—	2	3
Sub Total			—	—	—	1	—	—	—	—	—	1	—	2	4	
Utilities																
Sewer Pump Station			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Sub Total			—	—	—	—	—	—	—	—	1	—	1	—	2	
Total Allotments			40	32	45	38	1	30	21	10	—	1	1	2	222	
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)																
			41	32	52	39	—	31	21	10	—	—	—	—	226	
Maximum Potential Net Residential Density			14.9 dw/ha	13.4 dw/ha	15.5 dw/ha	16.6 dw/ha	—	12.4 dw/ha	15.4 dw/ha	24.1 dw/ha	—	—	—	—	12.6 dw/ha	

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 5 Layout Change	
U: 17/01/2022 POA Amendments	
V: 21/01/2022 Stage 5 Layout Change	
W: 21/02/2022 Stage 5 Layout Change	
X: 07/04/2022 Stage 5 Change	
Y: 12/05/2022 Stage 5 Layout Change	
Z: 08/06/2022 Entry Statement Lease Areas	
AA: 16/08/2022 Temporary SIT Notation	

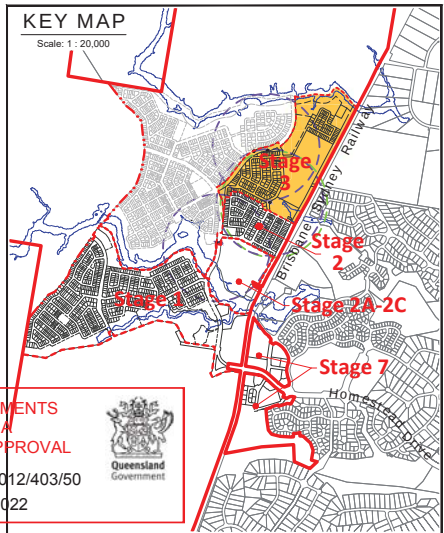
PROJECT		Flagstone Precinct 1	
Job Ref.	110056	Date:	16 June 2022
Comp By.	WW / JC / MD	DWG Name.	Precinct 1 Stage 3
Chk'd By.	DG / MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT

PEET

Plan of Subdivision
Stage 3 Overall
Allotment Layout

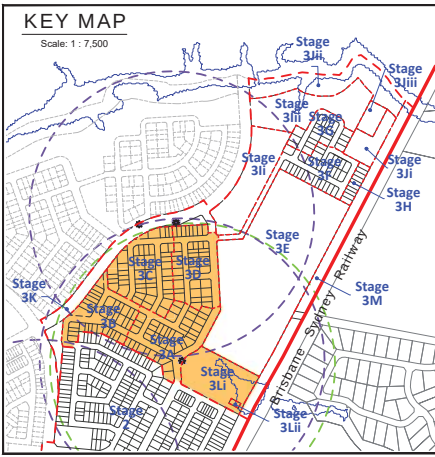
PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403/50
Date: 4/07/2022



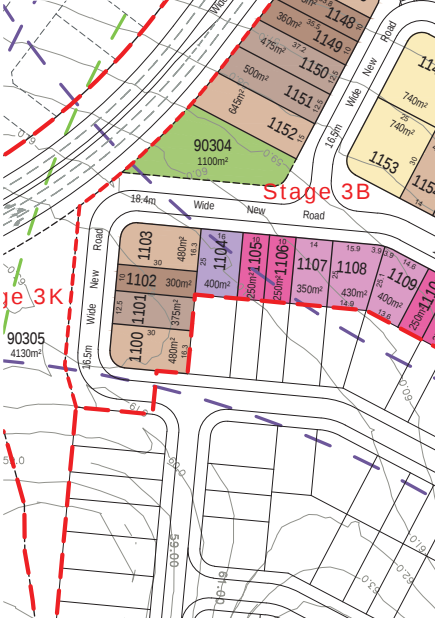
URBAN DESIGN		Scale		Sheet		Plan Ref		Rev	
Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com		1 : 2000		A1		110056 – 382		AA	

KEY MAP

Scale: 1 : 7,500



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



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DE/2012/403/50

Date: 4/07/2022



Yield Breakdown Stage 3								
Residential Allotments	Typical Size	Typical Area	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3L	Overall
Urban & Nano Allotments Product								
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 15m	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	—	2.6%
Subtotal			—	—	—	4	—	2.6%
25m Deep Product								
Villa Allotment	8.5 x 25m	213m²	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	4	—	—	—	2.6%
Courtyard Allotment	14 x 25m	350m²	8	4	1	—	—	13 8.4%
Premium Courtyard Allotment	16 x 25m	400m²	3	1	1	—	—	5 3.2%
Premium Traditional Allotment	20 x 25m	500m²	2	1	1	—	—	4 2.6%
Possible Multiple Residential Allotment	—	—	1	—	1	1	—	3 1.9%
Subtotal			14	10	4	1	—	29 18.7%
28m - 30m Deep Product								
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	0.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	0.0%
30m Deep Product								
Villa Allotment	10 x 30m	300m²	1	3	5	5	—	14 9.0%
Premium Villa Allotment	12.5 x 30m	375m²	7	9	7	11	—	34 21.9%
Courtyard Allotment	14 x 30m	420m²	9	6	12	7	—	34 21.9%
Traditional Allotment	20 x 30m	600m²	8	2	9	5	—	24 15.5%
Premium Traditional Allotment	25 x 30m	720m²	1	2	6	5	—	14 9.0%
Possible Multiple Residential Allotment	—	—	—	—	2	—	—	2 1.3%
Subtotal			26	22	41	33	—	122 78.7%
Total Residential Allotments			40	32	45	38	—	155 100%
Residential Net Density			14.5 dw/ha	13.4 dw/ha	13.4 dw/ha	16.2 dw/ha	—	
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots
Balance Super Allotments			—	—	—	—	—	—
Manufactured Home Estate Allotment			—	—	—	—	—	—
Sub Total			—	—	—	—	—	—
Utilities			Lots	Lots	Lots	Lots	Lots	Lots
Sewer Pump Station			—	—	—	—	1	1
Sub Total			—	—	—	—	1	1
Total Allotments			40	32	45	38	1	156
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			41	32	52	39	—	164
Maximum Potential Net Residential Density			14.9 dw/ha	13.4 dw/ha	15.5 dw/ha	16.6 dw/ha	—	

Land Budget Stage 3						
Land Use	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3Li	Overall
Area of Subject Site	3,307 ha	2,396 ha	3,346 ha	2,821 ha	2,346 ha	14,216 ha
Saleable Area						
Residential Allotments	1,974 ha	1,343 ha	2,464 ha	1,757 ha	—	7,538 ha
Balance Super Allotments	—	—	—	—	—	—
MHE Allotment	—	—	—	—	—	—
Total Area of Allotments	1,974 ha	1,343 ha	2,464 ha	1,757 ha	—	7,538 ha
Utilities						
Sewer Pump Station	—	—	—	—	0.045 ha	0.3%
Total Area of Utilities	—	—	—	—	0.045 ha	0.3%
Road						
Collector Road	0.552 ha	—	—	0.474 ha	—	1.026 ha
Local Road	0.714 ha	0.889 ha	0.804 ha	0.554 ha	—	2.961 ha
Linear Connections	0.067 ha	0.054 ha	0.078 ha	0.036 ha	—	0.235 ha
Existing Road	—	—	—	—	—	—
Total Area of New Road	1.333 ha	0.943 ha	0.882 ha	1.064 ha	—	4.222 ha
Open Space						
Corridor Park	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—
District Recreation Park	—	—	—	—	—	—
Local Recreation Park	0.110 ha	—	—	—	2.346 ha	2.456 ha
Local Linear Recreation Park	—	—	—	—	—	—
Stormwater Detention	—	—	—	—	—	—
Total Open Space	0.110 ha	—	—	—	2.346 ha	2.456 ha

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

Scale 1 : 1000 @ A1

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 5 Layout Change	
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X: 07/04/2022 Stage 5 Change	
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Z: 08/06/2022 Entry Statement Lease Areas	
AK: 16/06/2022 Temporary SIT Notation	

PROJECT	
Flagstone Precinct 1	
Job Ref. 110056	Date: 16 June 2022
Comp By: WW / JC / MD	DWG Name: Precinct 1 Stage 3
Chk'd By: DG / MD	Locality: Flagstone
Local Authority: Economic Development Queensland	

CLIENT	
PEET	
Plan of Subdivision	
Stage 3A - 3D & 3L	
Allotment Layout	



Plan of Subdivision
Stage 3A - 3D & 3L
Allotment Layout



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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1059
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com.au

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- Temporary Sewage Tankering Facility
- 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)

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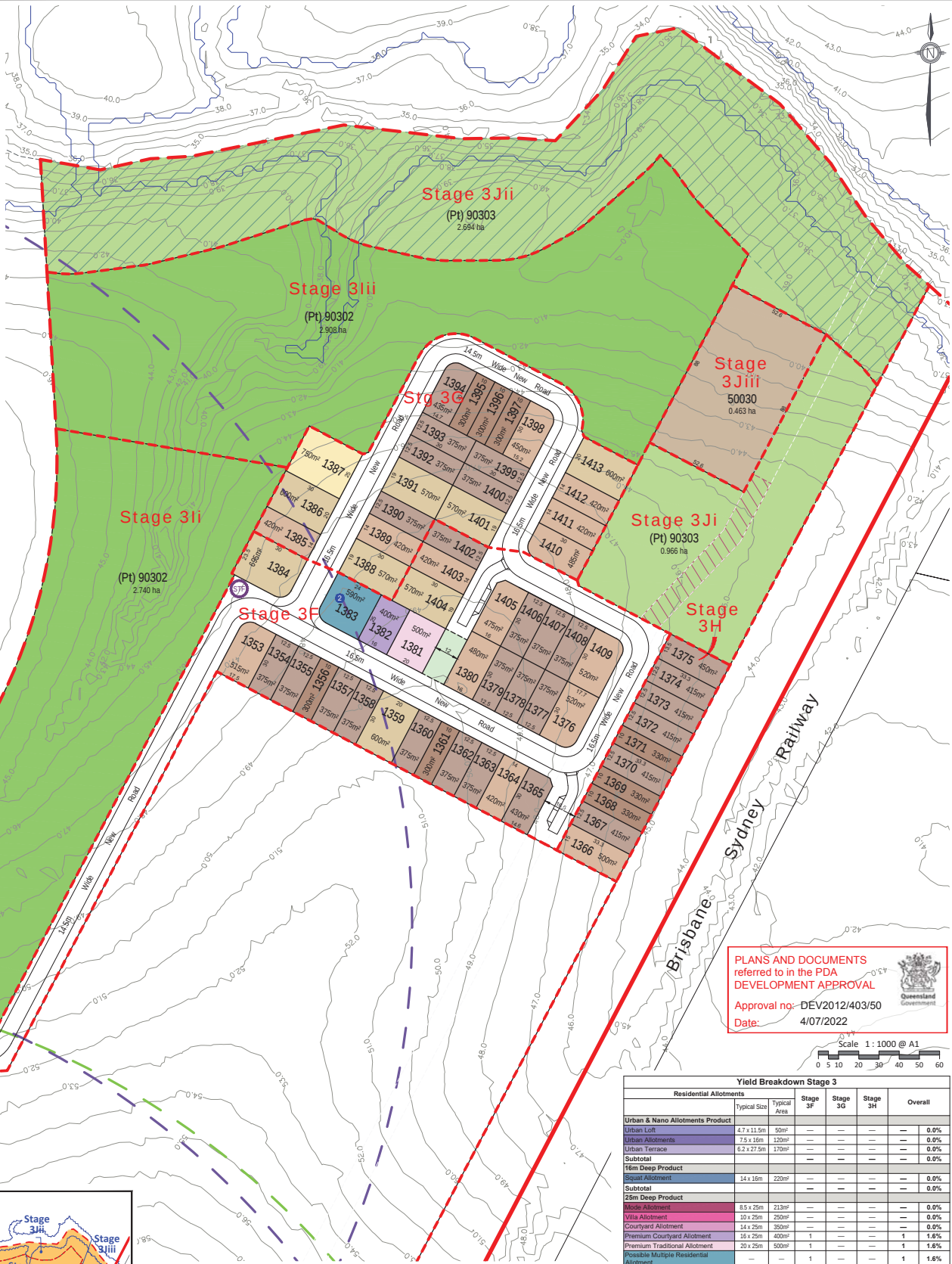
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Contours: Bradlees.

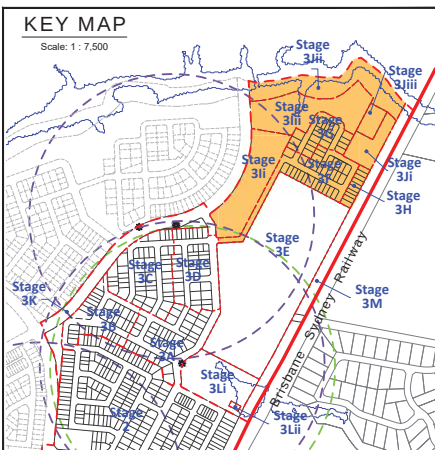


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403/50
Date: 4/07/2022

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

KEY MAP

Scale: 1:7,500



Land Budget Stage 3									
Land Use	Stage 3F	Stage 3G	Stage 3H	Stage 3Ji	Stage 3Jii	Stage 3Jiii	Stage 3H	Overall	%
Area of Subject Site	2,506	1,366	0,404	2,74	2,908	0,966	2,694	14,047	100.0%
Saleable Area	1,300	0,949	0,404	—	—	—	—	2,653	18.9%
Residential Allotments	1,300	0,949	0,404	—	—	—	—	2,653	18.9%
Balance Super Allotments	—	—	—	—	—	—	—	—	0.0%
MRE Allotment	—	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	1,300	0,949	0,404	—	—	—	—	2,653	18.9%
Utilities	—	—	—	—	—	—	—	—	0.0%
Sewer Pump Station	—	—	—	—	—	—	—	—	0.0%
Collector Road	—	—	—	—	—	—	—	—	0.0%
Local Road	1,176	0,417	—	—	—	—	—	1,593	11.3%
Linear Connections	0,030	—	—	—	—	—	—	0,030	0.2%
Existing Road	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	1,206	0,417	—	—	—	—	—	1,623	11.6%
Open Space	—	—	—	—	—	—	—	—	0.0%
Common Park	—	—	—	—	—	—	—	—	0.0%
Corporate (Wipac Carrioli 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 3					
Residential Allotments		Typical Size	Typical Area	Stage 3F	Stage 3G
Urban & Nano Allotments Product		4.7 x 11.5m	50m ²	—	—
Urban Lot		7.5 x 15m	120m ²	—	—
Urban Terrace		6.2 x 27.5m	170m ²	—	—
Subtotal		—	—	—	—
16m Deep Product		14 x 16m	220m ²	—	—
Subtotal		—	—	—	—
25m Deep Product		8.5 x 25m	213m ²	—	—
Subtotal		—	—	—	—
30m Deep Product		10 x 30m	300m ²	—	—
Subtotal		—	—	—	—
30m Deep Product		10 x 30m	300m ²	2	3
Subtotal		—	—	—	—
Premium Villa Allotment		12.5 x 30m	375m ²	15	6
Subtotal		—	—	—	—
Traditional Allotment		14 x 30m	420m ²	7	6
Subtotal		—	—	—	—
Premium Traditional Allotment		20 x 30m	600m ²	3	5
Subtotal		—	—	—	—
Possible Multiple Residential Allotment		20 x 25m	500m ²	—	1
Subtotal		—	—	—	—
20m x 25m Deep Product		20 x 25m	500m ²	—	1
Subtotal		—	—	—	—
Total Residential Allotments		—	—	30	21
Residential Net Density		—	—	12.0 dw/ha	15.4 dw/ha
Super Lots		—	—	—	—
Balance Super Allotments		—	—	—	—
Manufactured Home Estate Allotment		—	—	—	—
Sub Total		—	—	—	—
Total Allotments		—	—	30	21
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)		—	—	31	21
Maximum Potential Net Residential Density		—	—	12.4 dw/ha	15.4 dw/ha

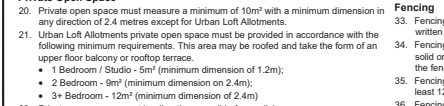
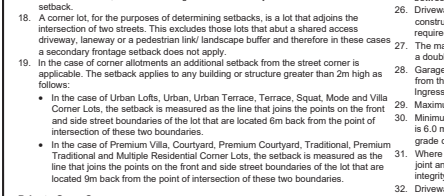
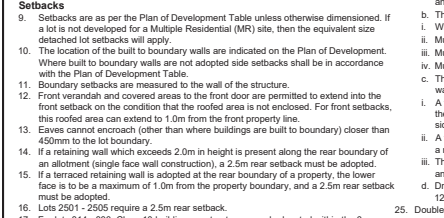
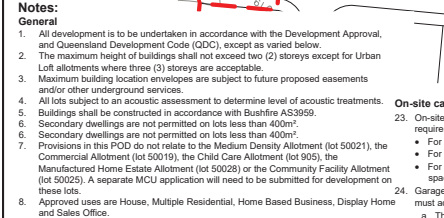
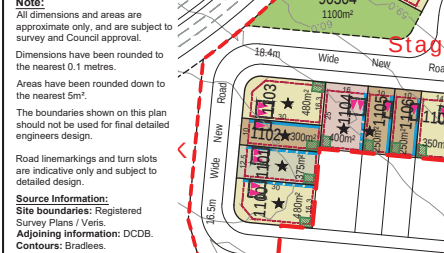
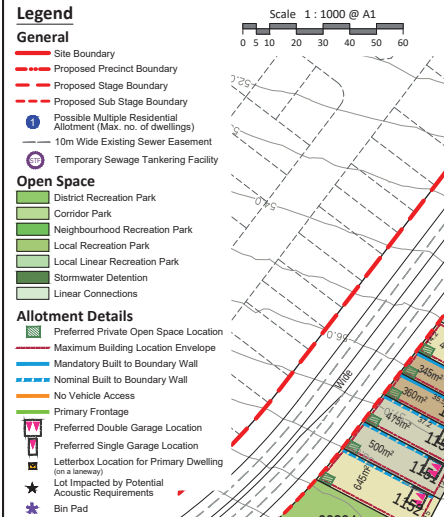
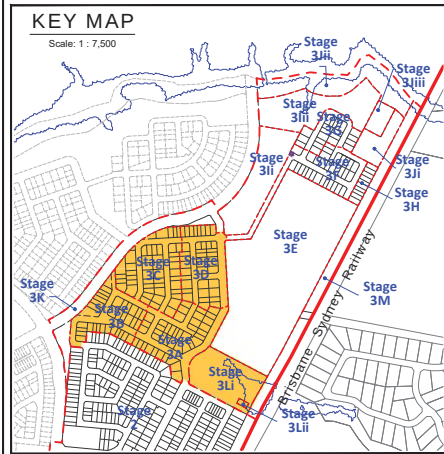
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Q: 07/10/2021 Stage 3 & 4 Change	
R: 20/10/2021 Stage 3 & 4 Change	
S: 27/10/2021 Stage 4 Change	
T: 20/12/2021 Stage 5 Layout Change	
U: 17/01/2022 PDA Amendments	
V: 21/01/2022 Stage 5 Layout Change	
W: 21/02/2022 Stage 5 Layout Change	
X: 07/04/2022 Stage 5 Change	
Y: 12/05/2022 Stage 5 Layout Change	
Z: 18/06/2022 Entry Statement Lease Areas	
AA: 16/06/2022 Temporary STP Notation	

PROJECT	
Job Ref. 110056	Date: 16 June 2022
Comp By: WW / JC / MD	DWG Name: Precinct 1 Stage 3
Chk'd By: DG / MD	Locality: Flagstone
Local Authority: Economic Development Queensland	

CLIENT	
PEET	
Plan of Subdivision Stage 3F – 3J Allotment Layout	

URBAN DESIGN	
Level 4 HQ South 520 Wickham Street PO Box 1059 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com	
Scale 1:1000	Sheet A1
Plan Ref 110056 – 385	Rev AA

REVISION Q: 07/19/2021 Stage 3 & 4 Change R: 20/11/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change U: 17/01/2022 POD Amendments V: 21/02/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 Entry Statement Lease Areas AA: 16/06/2022 Temporary STP Notation		PROJECT Flagstone Precinct 1		CLIENT PEET Plan of Development Stage 3 Overall Residential Allotments		 © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or alteration will be prosecuted. Please contact the author.		URBAN DESIGN Level 4 150 South 523 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3238 6600 W rpsgroup.com	
		Job Ref. 110056 Date. 16 June 2022 Comp By WW / JC / MD DWG Name. Precinct 1 Stage 3 Chkd By DG / MD Locality. Flagstone Local Authority. Economic Development Queensland				Scale 1 : 2000	Sheet A1	Plan Ref 110056 – 386	Rev AA



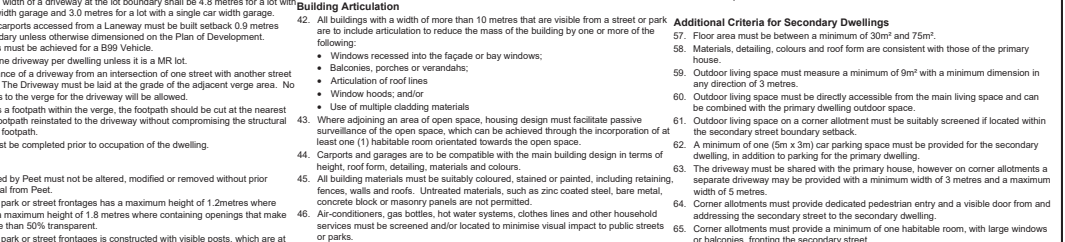
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R: 20/10/2021 Stage 3 A 4 Change	Comp By:	WW / JC / MD	DWG Name: Precinct 1 Stage 3
S: 27/10/2021 Stage 4 Change	Chk'd By:	DG / MD	Locality: Flagstone
T: 20/12/2021 Stage 5 Layout Change	Local Authority:	Economic Development Queensland	
U: 17/01/2022 POD Amendments			
V: 21/02/2022 Stage 5 Layout Change			
W: 21/02/2022 Stage 5 Layout Change			
X: 07/04/2022 Stage 5 Change			
Y: 12/05/2022 Stage 5 Layout Change			
Z: 08/06/2022 EIR Statement Lease Areas			
AA: 16/08/2022 Temporary SIT Notation			

Plan of Development Table	Urban Loft Allotments		Urban Terrace Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)		
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	n/a	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m
Rear	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	0.9m *	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *	
Additional setback required on some allotments - refer POD Notes 14-16.																											
Side - General Lots																											
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	85%		75%		75%		90%		90%		75%		70%		65%		65%		60%		n/a		n/a		n/a		n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m	1.5m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m	1.5m	1.5m
Laneway Lots																											
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		60%		75%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/50

Date: 4/07/2022



REVISION	PROJECT	Flagstone Precinct 1	CLIENT
Q: 07/10/2021 Stage 3 A 4 Change	Job Ref.	110056	Date: 16 June 2022
R: 20/10/2021 Stage 3 A 4 Change	Comp By:	WW / JC / MD	DWG Name: Precinct 1 Stage 3
S: 27/10/2021 Stage 4 Change	Chk'd By:	DG / MD	Locality: Flagstone
T: 20/12/2021 Stage 5 Layout Change	Local Authority:	Economic Development Queensland	
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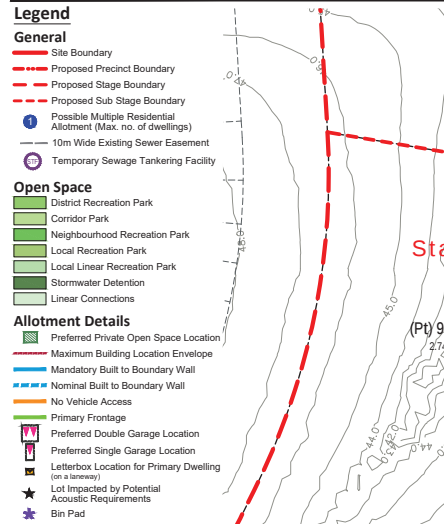
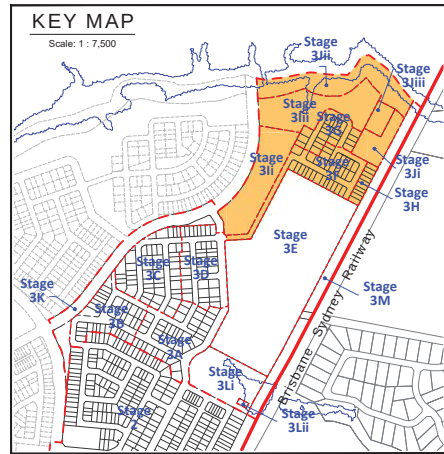
PEET

Plan of Development
Stage 3A - 3D
Residential Allotments

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 387	AA

URBAN DESIGN
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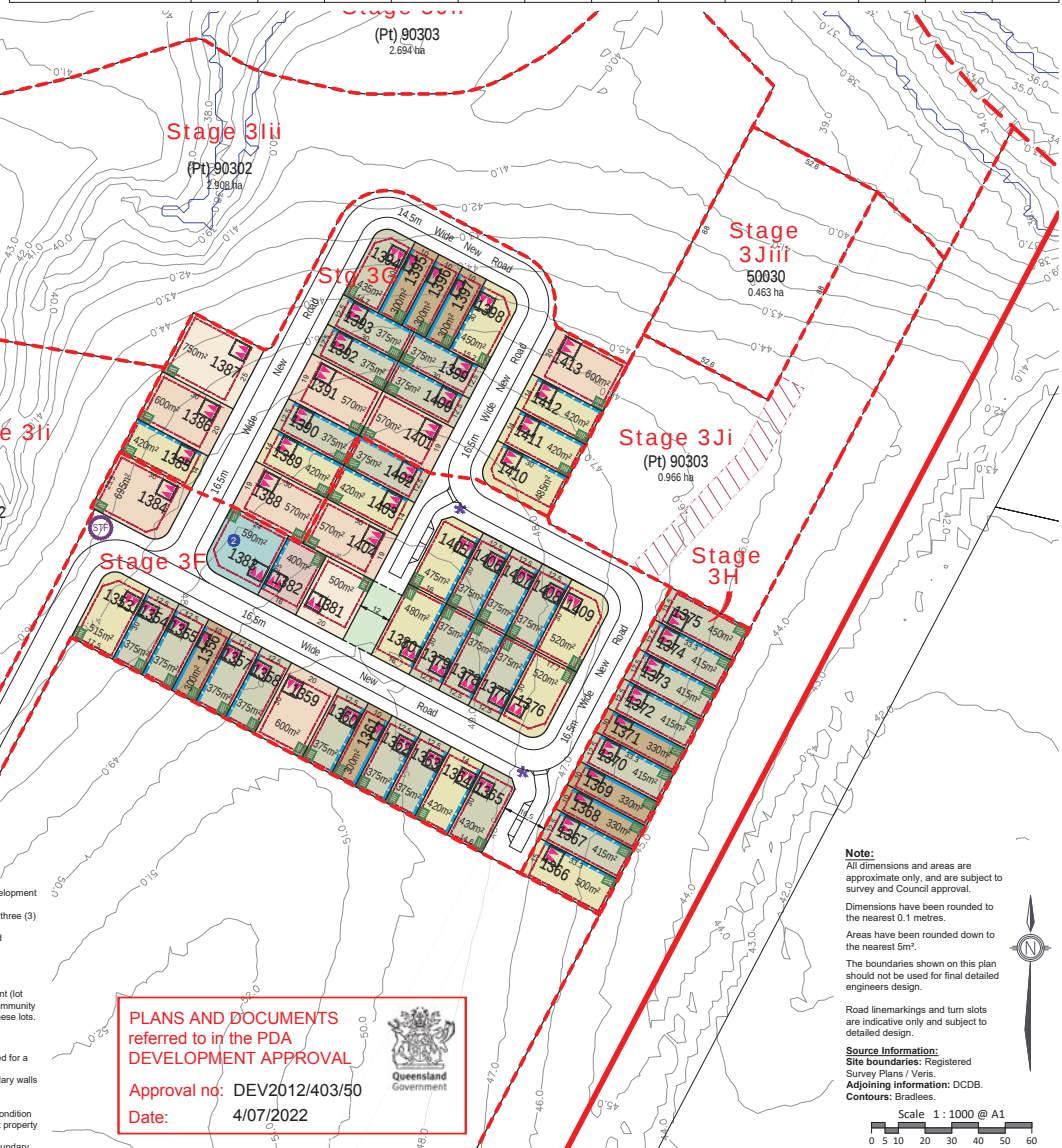
- Notes:**
- General**
- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
 - The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
 - Maximum building location envelopes are subject to future proposed easements and/or other underground services.
 - All lots subject to an acoustic assessment to determine level of acoustic treatments.
 - Buildings shall be constructed in accordance with Bushfire AS3959.
 - Secondary dwellings are not permitted on lots less than 400m².
 - Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905), the Manufactured Home Estate Allotment (lot 50028) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
 - Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
 - The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 - Boundary setbacks are measured to the wall of the structure.
 - Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
 - Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
 - If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
 - If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
 - Lots 2501 - 2505 require a 2.5m rear setback.
 - For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
 - A corner lot, for the purposes of determining setbacks, is a lot that adjoins the boundaries of two streets. This excludes those lots that adjoin a shared access driveway, laneway or a pedestrian link/landscape buffer and therefore in these cases a secondary frontage setback does not apply.
 - In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lofts, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that is located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that is located 9m back from the point of intersection of these two boundaries.

- Private Open Space**
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
 - Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 9m² (minimum dimension on 2.4m);
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m).
 - Private open space must be directly accessible from a living space.

- On-site car parking and driveways**
- Car parking is to be provided in accordance with the following minimum requirements:
 - For lots up to 12.4 metres wide - 1 covered space per dwelling;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
 - Garages for any single story dwelling on a Lot between 10.0m and 12.4m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and/or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
 - The verandah, portico or porch is to include front fenders with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on lots between 10.0m and 12.4m wide."

Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)		
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	
Rear	0.0m*	0.0m*	1.5m*	1.5m*	0.0m*	0.0m*	0.9m*	0.9m*	1.0m*	1.5m*	0.9m*	0.9m*	0.9m*	0.9m*	1.0m*	1.0m*	1.0m*	1.5m*	1.0m*	1.5m*	1.5m*	2.0m*	1.5m*	2.0m*	1.5m*	1.5m*	
*Additional setback required on some allotments - refer POD Notes 14-16.																											
Side - General Lots																											
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a	n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m	
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m	
Laneway Lots																											
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		60%		75%



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/50

Date: 4/07/2022



- Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

- Fencing**
- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
 - Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
 - Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill panels or panels.
 - Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
 - Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
 - Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

- Retaining Walls**
- For retaining walls not constructed by the developer:
 - Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
 - No timber retaining walls over 1.0m or adjoining parks or public streets.
 - Walls over 1.0m require RPEQ certification.

- Building Articulation**
- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
 - Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.

- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
- Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Drying and rubbish bins areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

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.

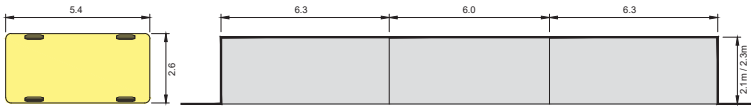
The boundaries shown on this plan should not be used for final detailed engineers design.

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: Bradshires.

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

REVISION	PROJECT		CLIENT	PEET	Plan of Development Stage 3F – 3H Residential Allotments		URBAN DESIGN Level 4 HG South 520 Wickham Street PO Box 1059 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com
	Flagstone Precinct 1						
	Job Ref. 110056	Date. 16 June 2022					
	Comp By. WW / JC / MD DWG Name. Precinct 1 Stage 3						
Q: 07/10/2021 Stage 3 & 4 Change						© COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author.	
R: 20/10/2021 Stage 3 & 4 Change							
S: 27/10/2021 Stage 4 Change							
T: 20/12/2021 Stage 5 Layout Change							
U: 17/01/2022 POD Amendments							
V: 21/01/2022 Stage 5 Layout Change							
W: 21/02/2022 Stage 5 Layout Change							
X: 07/04/2022 Stage 5 Change							
Y: 12/05/2022 Stage 5 Layout Change							
Z: 08/06/2022 Entry/Seaside Lease Areas							
AA: 16/06/2022 Temporary SIT Notation							
	Local Authority.	Economic Development Queensland					
						Scale 1 : 1000	Sheet A1
						Plan Ref 110056 – 389	Rev AA



Parking Bay Diagram

Scale 1 : 100

Typical Indented Parking Bay Arrangement

(in accordance with AS2890)

Scale 1 : 100

Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

Open Space

- District Recreation Park
- Corridor Park
- Conservation Within Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections

On-Street Parking

- Indicative Car Park Location
- Indicative Driveway

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	168
Total Residential Dwellings	216
Total On-Street Visitor Parking Spaces Required	162

(based on 0.75 per dwelling)



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: Bradfords.

Scale 1 : 2000 @ A1
0 20 40 60 80 100 120

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403/50
Date: 4/07/2022

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 5 Layout Change U: 17/01/2022 PDA Amendments V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 Entry Statement Lease Areas AA: 16/06/2022 Temporary STP Notation	PROJECT Flagstone Precinct 1		CLIENT PEET		Plan of Development Stage 3 Overall Parking Management Plan		Scale 1 : 2000		Sheet A1	Plan Ref 110056 – 390	Rev AA
	Job Ref.	110056	Date:	16 June 2022							
	Comp By:	WW / JC / MD	DWG Name:	Precinct 1 Stage 3							
	Chk'd By:	DG / MD	Locality:	Flagstone							
	Local Authority Economic Development Queensland										