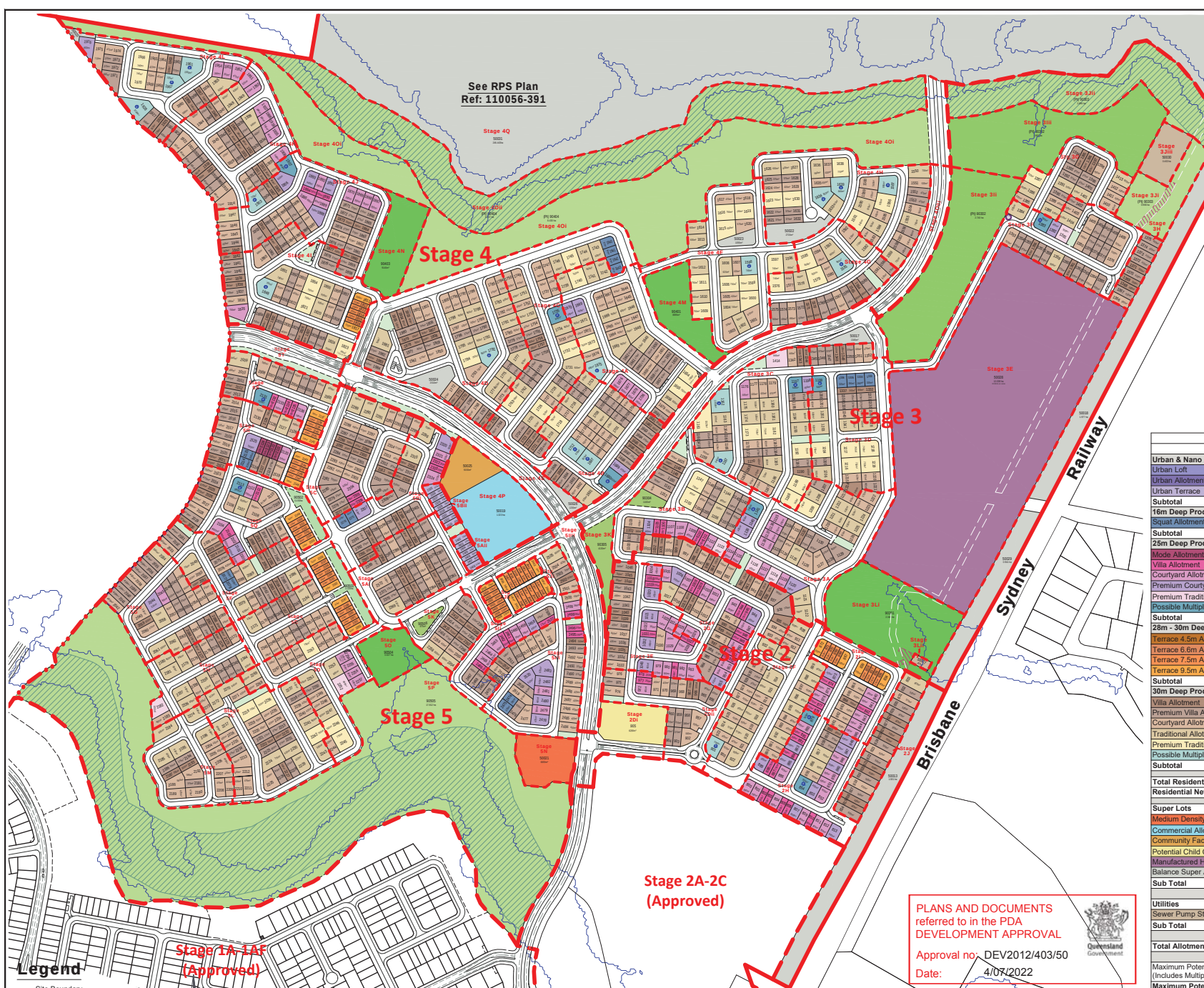




See RPS Plan
Ref: 110056-391

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	%
Saleable Area	16.883 ha	45.912 ha	301.419 ha	52.172 ha	416.386 ha	100.0%
Residential Allotments	9.636 ha	10.191 ha	21.369 ha	19.995 ha	61.191 ha	14.7%
Medium Density Allotment	—	—	—	0.666 ha	0.666 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	—	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			Stage 2	Stage 3	Stage 4	Stage 5	Overall
Typical Size	Typical Area						
Urban & Nano Allotments Product			—	—	—	—	0%
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	0%
Urban Terrace	7.5 x 27.5m	170m²	—	—	—	16	16
Subtotal			—	—	—	16	16
16m Deep Product			—	—	—	—	—
Squat Allotment	14 x 16m	220m²	—	4	4	8	16
Subtotal			—	4	4	8	16
25m Deep Product			—	—	—	—	—
Mode Allotment	8.5 x 25m	213m²	—	—	—	4	4
Villa Allotment	10 x 25m	250m²	29	4	2	16	51
Courtyard Allotment	14 x 25m	350m²	41	13	22	23	99
Premium Courtyard Allotment	16 x 25m	400m²	17	6	8	11	42
Premium Traditional Allotment	20 x 25m	500m²	—	5	—	2	7
Possible Multiple Residential Allotment	—	—	2	4	3	2	11
Subtotal			89	32	35	58	214
28m - 30m Deep Product			—	—	—	—	—
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	0%
Terrace 6.5m Allotment	6.5 x 28m	185m²	—	—	—	—	0%
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	—	5	41	54
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	2	16	22
Subtotal			12	—	7	57	76
30m Deep Product			—	—	—	—	—
Villa Allotment	10 x 30m	300m²	32	22	56	61	171
Premium Villa Allotment	12.5 x 30m	375m²	33	61	113	113	320
Courtyard Allotment	14 x 30m	420m²	51	48	113	125	337
Traditional Allotment	20 x 30m	600m²	19	32	64	48	163
Premium Traditional Allotment	25 x 30m	720m²	—	15	32	6	53
Possible Multiple Residential Allotment	—	—	1	2	14	—	17
Subtotal			136	180	392	353	1061
Total Residential Allotments			237	216	438	492	1383
Residential Net Density			18.0 dw/ha	12.1 dw/ha	13.2 dw/ha	16.3 dw/ha	14.7 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	—	10
Sub Total			2	4	8	1	15
Utilities			—	2	—	—	2
Sewer Pump Station			—	2	—	—	2
Sub Total			—	2	—	—	2
Total Allotments			239	222	446	493	1400
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			240	226	466	494	1426
Maximum Potential Net Residential Density			18.2 dw/ha	12.6 dw/ha	14.1 dw/ha	16.4 dw/ha	15.1 dw/ha

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

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.

Source Information:
Site boundaries: Registered Survey Plans / Vets.
Adjoining information: OCDB.
Contours: Bradies.

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: 27/10/2021 Stage 5 Layout Change	
U: 17/01/2022 RCD 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 STF Notation	

PROJECT

Flagstone Precinct 1

Job Ref. 110056	Date. 16 June 2022
Comp By. WW / JC / MD	DWG Name. Precinct 1 Stages 2-5
Chkd 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 AA
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