



Yield Breakdown Stages 2 – 7							
Residential Allotments			Stage 2	Stage 3	Stage 4	Stage 5	Overall
	Typical Size	Typical Area					
Urban & Nano Allotments Product							
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	1%
Subtotal						16	1%
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	0%
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 6.6m Allotment	6.6 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							
Medium Density Allotment			—	—	—	1	1
Commercial Allotment			—	—	1	—	1
Community Facility Allotment			—	—	1	—	1
Potential Child Care Allotment			1	—	—	—	1
Mixed-use 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	493	1400
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			240	226	466	494	1426
Maximum Potential Net Residential Density			18.0 dw/ha	12.6 dw/ha	14.1 dw/ha	16.4 dw/ha	15.1 dw/ha

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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

REVISION	PROJECT	CLIENT				
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: 21/01/2022 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 SIT Notation	Flagstone Precinct 1	PEET				
	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					
		Plan of Subdivision Stages 2 – 5 Overall Allotment Layout	Scale 1 : 3000	Sheet A1	Plan Ref 110056 – 374	Rev AA