

# Legend

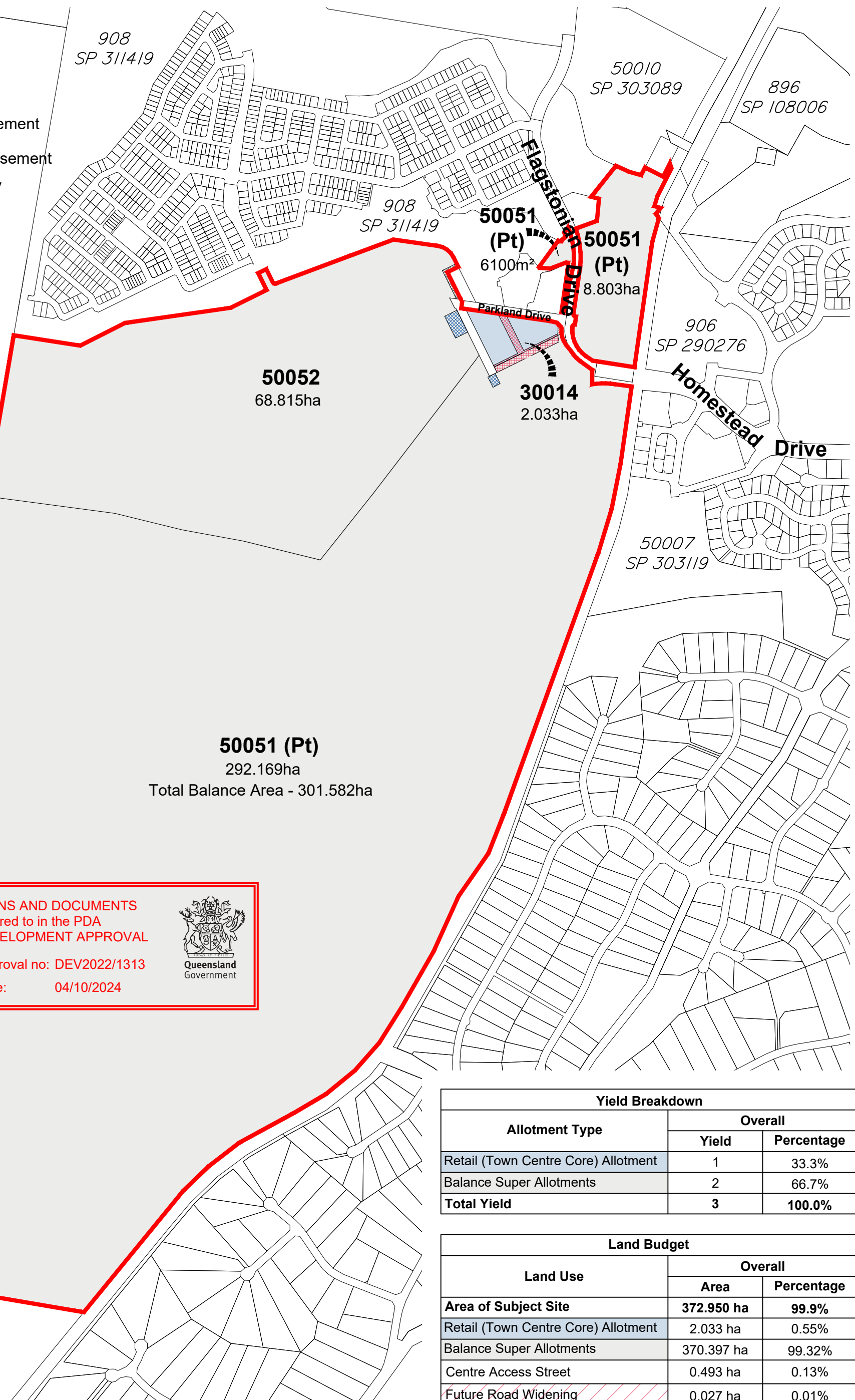
- Site Boundary
- - - Stage Boundary
- Existing Access Easement
- Proposed Access Easement
- Proposed Temporary Access Easement

**Note:**  
All Lot Numbers, 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 5m<sup>2</sup>.

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



3  
RP 45236

**50051 (Pt)**  
292.169ha  
Total Balance Area - 301.582ha

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1313

Date: 04/10/2024

Yield Breakdown		
Allotment Type	Overall	
	Yield	Percentage
Retail (Town Centre Core) Allotment	1	33.3%
Balance Super Allotments	2	66.7%
<b>Total Yield</b>	<b>3</b>	<b>100.0%</b>

Land Budget		
Land Use	Overall	
	Area	Percentage
<b>Area of Subject Site</b>	<b>372.950 ha</b>	<b>99.9%</b>
Retail (Town Centre Core) Allotment	2.033 ha	0.55%
Balance Super Allotments	370.397 ha	99.32%
Centre Access Street	0.493 ha	0.13%
Future Road Widening	0.027 ha	0.01%

PLAN REF: **110056 - 533C**

DATE: 15 AUGUST 2024  
CLIENT: PEET  
DRAWN BY: MD  
CHECKED BY: MD/DG  
SHEET: 1 of 2



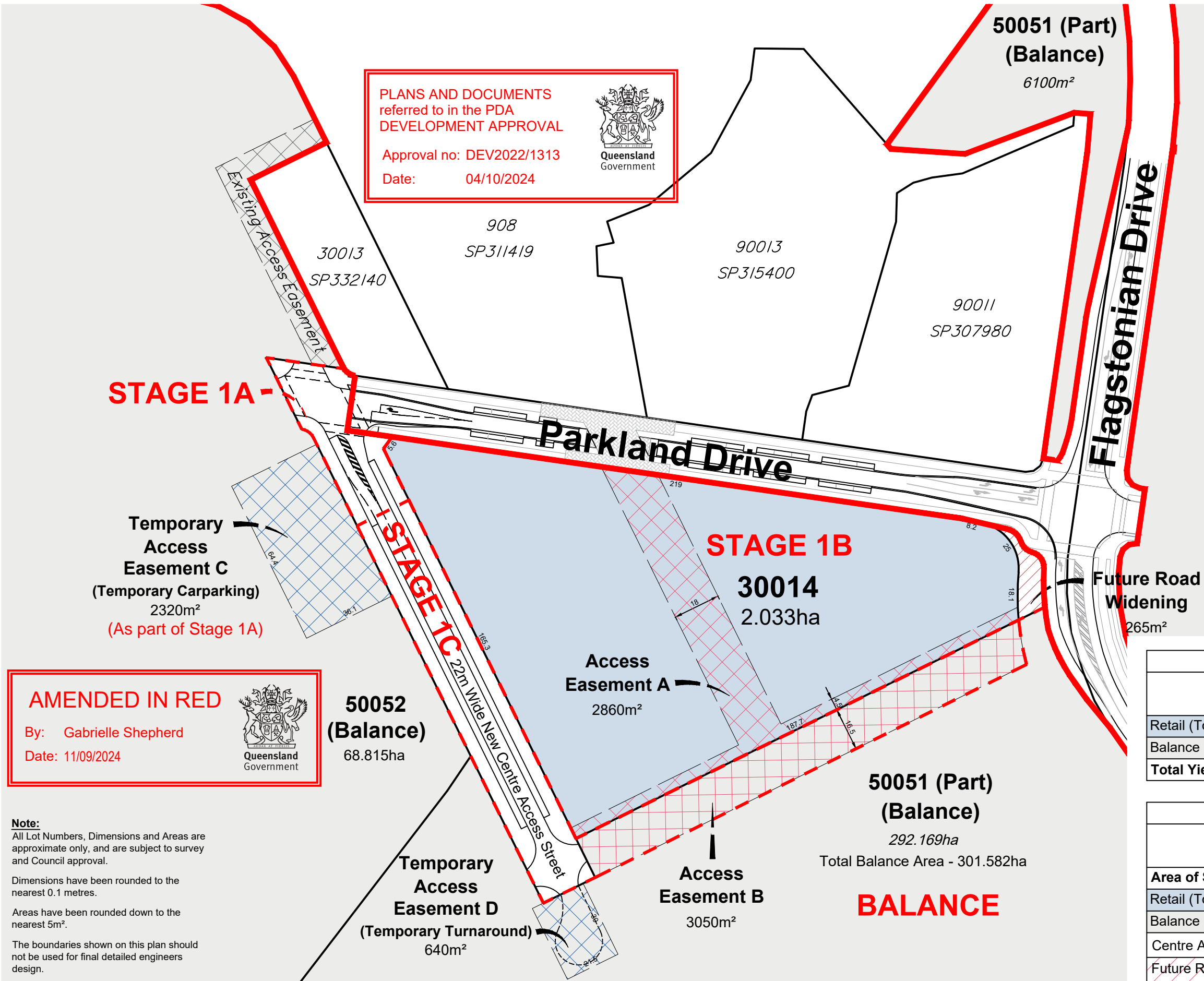
## FLAGSTONE TOWN CENTRE PROPOSED STAGE 1 SUBDIVISION - 2 INTO 3 ALLOTMENTS CANCELLING LOT 50050 & LOT 907 ON SP332140

**URBAN DESIGN**  
Level 4 HQ South  
520 Wickham Street  
PO Box 1559  
Fortitude Valley QLD 4006  
T +61 7 3539 9500  
W rpsgroup.com



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**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1313  
Date: 04/10/2024

**AMENDED IN RED**

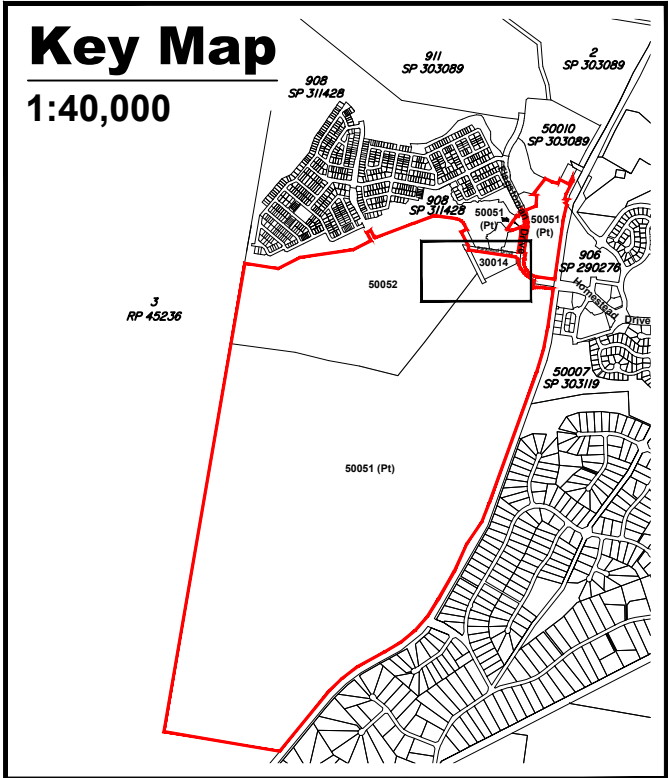
By: Gabrielle Shepherd  
Date: 11/09/2024

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**PROPOSED STAGE 1 SUBDIVISION - 2 INTO 3 ALLOTMENTS**  
**CANCELLING LOT 50050 & LOT 907 ON SP332140**

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