

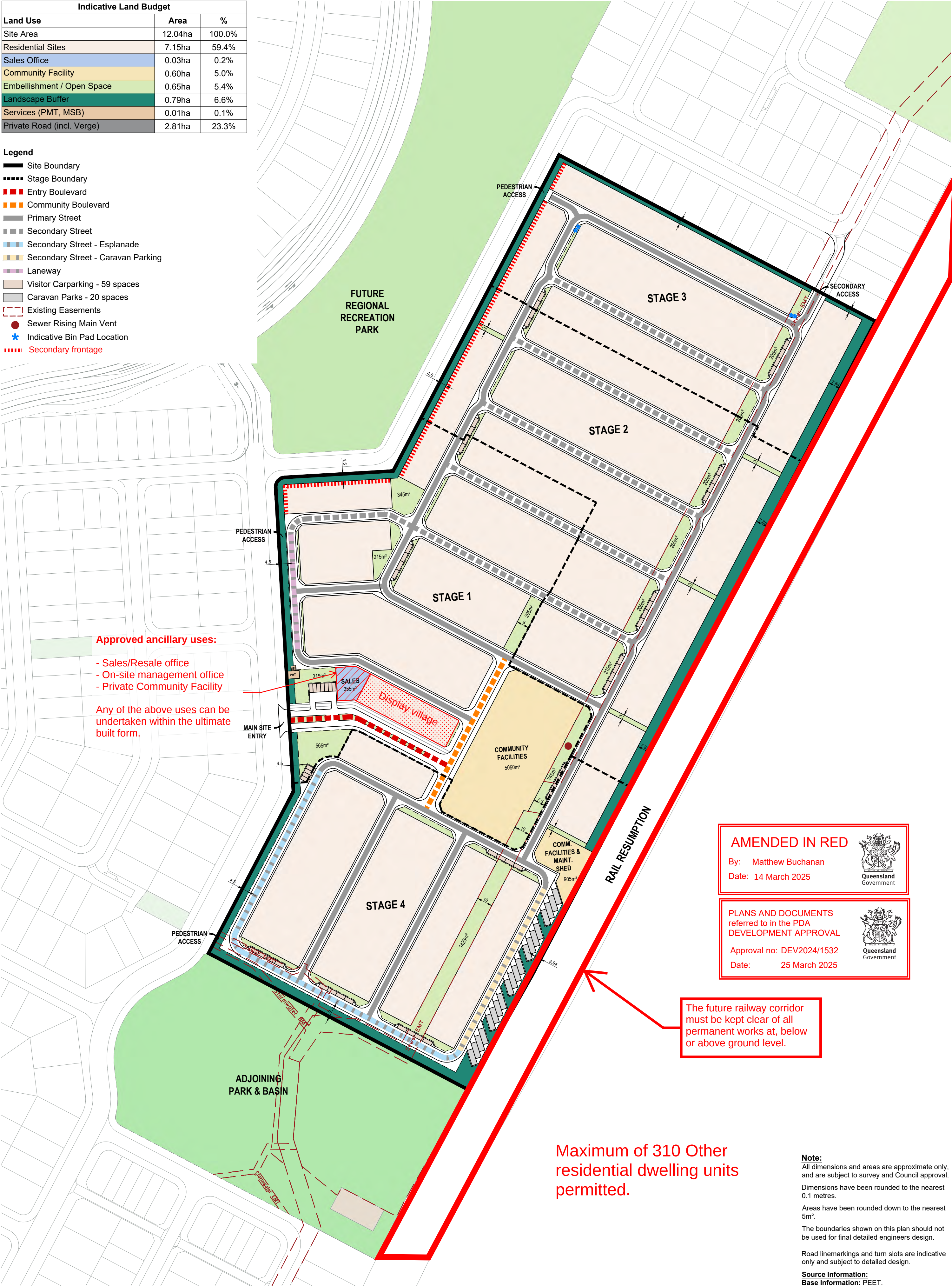
Indicative Land Budget		
Land Use	Area	%
Site Area	12.04ha	100.0%
Residential Sites	7.15ha	59.4%
Sales Office	0.03ha	0.2%
Community Facility	0.60ha	5.0%
Embellishment / Open Space	0.65ha	5.4%
Landscape Buffer	0.79ha	6.6%
Services (PMT, MSB)	0.01ha	0.1%
Private Road (incl. Verge)	2.81ha	23.3%

- Legend**
- Site Boundary
 - Stage Boundary
 - Entry Boulevard
 - Community Boulevard
 - Primary Street
 - Secondary Street
 - Secondary Street - Esplanade
 - Secondary Street - Caravan Parking
 - Laneway
 - Visitor Carparking - 59 spaces
 - Caravan Parks - 20 spaces
 - Existing Easements
 - Sewer Rising Main Vent
 - Indicative Bin Pad Location
 - Secondary frontage

Approved ancillary uses:

- Sales/Resale office
- On-site management office
- Private Community Facility

Any of the above uses can be undertaken within the ultimate built form.



AMENDED IN RED

By: Matthew Buchanan
Date: 14 March 2025



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1532
Date: 25 March 2025



The future railway corridor
must be kept clear of all
permanent works at, below
or above ground level.

Maximum of 310 Other
residential dwelling units
permitted.

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:
Base Information: PEET.

PLAN REF: AU14602-06E
DATE: 10 FEBRUARY 2025
CLIENT: LAND LEASE PROPERTY
DRAWN BY: MD
CHECKED BY: MD

**FLAGSTONE
LAND LEASE COMMUNITY
INDICATIVE SITE PLAN**

URBAN DESIGN
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