

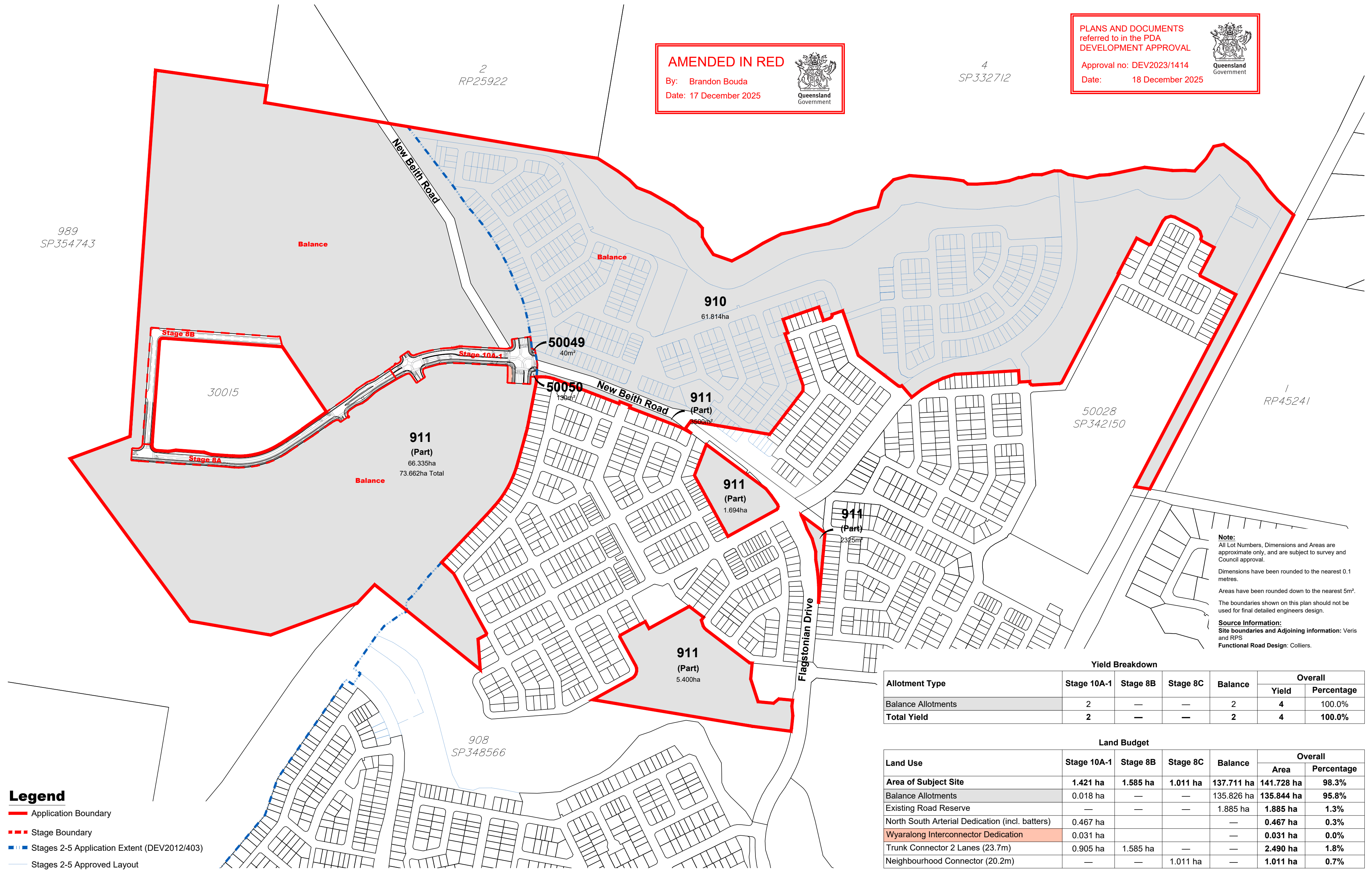
AMENDED IN RED

By: Brandon Bouda
Date: 17 December 2025



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1414
Date: 18 December 2025



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 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries and Adjoining information: Veris and RPS
Functional Road Design: Colliers.

Allotment Type	Stage 10A-1	Stage 8B	Stage 8C	Balance	Overall	
					Yield	Percentage
Balance Allotments	2	—	—	2	4	100.0%
Total Yield	2	—	—	2	4	100.0%

Land Use	Stage 10A-1	Stage 8B	Stage 8C	Balance	Overall	
					Area	Percentage
Area of Subject Site	1.421 ha	1.585 ha	1.011 ha	137.711 ha	141.728 ha	98.3%
Balance Allotments	0.018 ha	—	—	135.826 ha	135.844 ha	95.8%
Existing Road Reserve	—	—	—	1.885 ha	1.885 ha	1.3%
North South Arterial Dedication (incl. batters)	0.467 ha	—	—	—	0.467 ha	0.3%
Wyaralong Interconnector Dedication	0.031 ha	—	—	—	0.031 ha	0.0%
Trunk Connector 2 Lanes (23.7m)	0.905 ha	1.585 ha	—	—	2.490 ha	1.8%
Neighbourhood Connector (20.2m)	—	—	1.011 ha	—	1.011 ha	0.7%

Legend

Application Boundary

Stage Boundary

Stages 2-5 Application Extent (DEV2012/403)

Stages 2-5 Approved Layout

PLAN REF: 110056 – 538
Rev No: C
DATE: 28 NOVEMBER 2025
CLIENT: PEET
DRAWN BY: MD
CHECKED BY: MD

Sheet 1



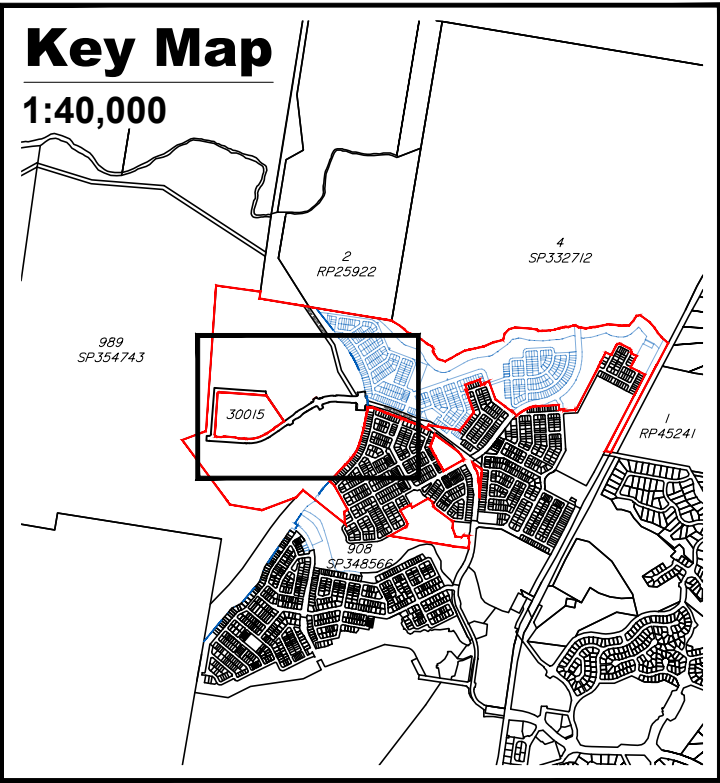
0 50 100 150 200 250 1 : 5,000 @ A2

FLAGSTONE - CONTEXT AREA 3
PRIMARY SCHOOL SITE - PROPOSED PHASE 2 SUBDIVISION
(NEW ROAD AND BALANCE LOTS)

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

© COPYRIGHT
Unauthorised reproduction or amendment not permitted. Please contact the author.

rps
A TETRA TECH COMPANY



Allotment Type	Yield Breakdown				Overall	
	Stage 10A-1	Stage 8B	Stage 8C	Balance	Yield	Percentage
Balance Allotments	2	—	—	2	4	100.0%
Total Yield	2	—	—	2	4	100.0%

Land Use	Land Budget				Overall	
	Stage 10A-1	Stage 8B	Stage 8C	Balance	Area	Percentage
Area of Subject Site	1.421 ha	1.585 ha	1.011 ha	137.711 ha	141.728 ha	98.3%
Balance Allotments	0.018 ha	—	—	135.826 ha	135.844 ha	95.8%
Existing Road Reserve	—	—	—	1.885 ha	1.885 ha	1.3%
North South Arterial Dedication (incl. batters)	0.467 ha	—	—	—	0.467 ha	0.3%
Wyaralong Interconnector Dedication	0.031 ha	—	—	—	0.031 ha	0.0%
Trunk Connector 2 Lanes (23.7m)	0.905 ha	1.585 ha	—	—	2.490 ha	1.8%
Neighbourhood Connector (20.2m)	—	—	1.011 ha	—	1.011 ha	0.7%

Legend

- Application Boundary
- Stage Boundary
- Stages 2-5 Application Extent (DEV2012/403)
- Stages 2-5 Approved Layout

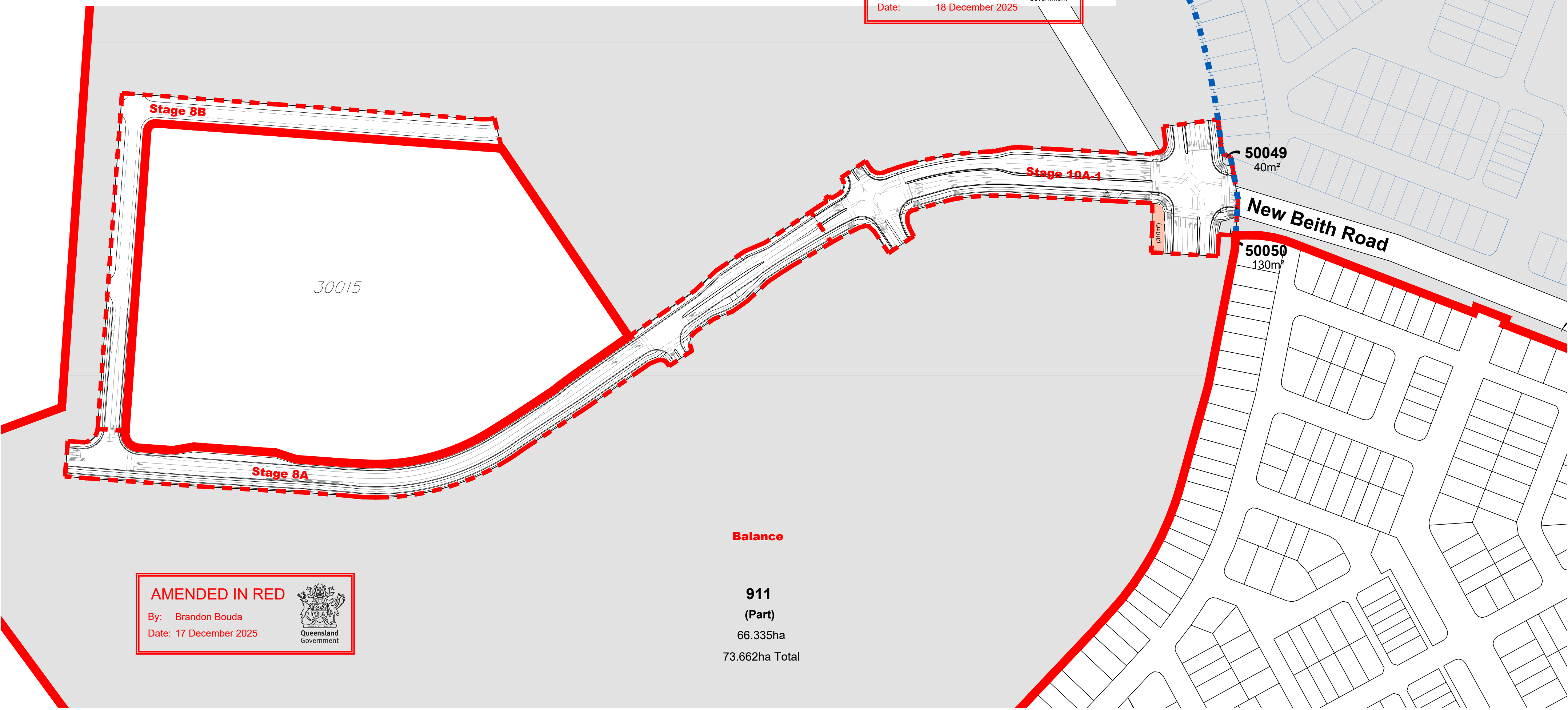
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries and Adjoining information: Veris and RPS.
Functional Road Design: Colliers

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1414
Date: 18 December 2025

Queensland Government



AMENDED IN RED

By: Brandon Bouda
Date: 17 December 2025

Queensland Government

Balance

911
(Part)
66.335ha
73.662ha Total