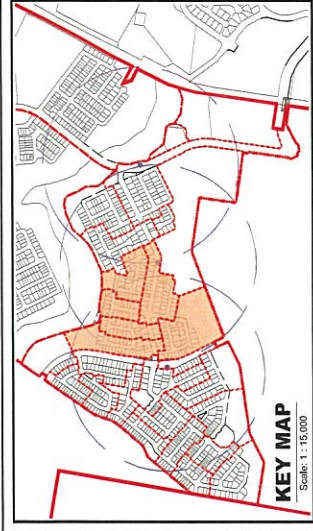




Legend

- Site Boundary
- Proposed Precinct Boundary
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Indicative Bus Stop Location

Yield Breakdown Stage 1

Residential Allotments	Typical Size	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
25m Deep Product	10 x 25m	—	—	—	—	—	—	0%
Villa Allotment	14 x 25m	—	—	—	—	—	—	12%
Courtyard Allotment	16 x 25m	—	—	—	—	—	—	13%
Premium Courtyard Allotment	20 x 25m	—	—	—	—	—	—	8%
Premium Traditional Allotment	24 x 30m	—	—	—	—	—	—	15%
Subtotal		2	13	6	7	15	18	61
28m - 30m Deep Product	7.5 x 28m	—	—	—	—	—	—	2%
Terrace 7.5m Allotment	9.5 x 28m	—	—	—	—	—	—	1%
Subtotal		—	—	—	—	—	—	3%
30m Deep Product	10 x 30m	—	—	—	—	—	—	7%
Villa Allotment	12.5 x 30m	—	—	—	—	—	—	13%
Premium Villa Allotment	14 x 30m	—	—	—	—	—	—	18%
Courtyard Allotment	20 x 30m	—	—	—	—	—	—	12%
Premium Traditional Allotment	24 x 30m	—	—	—	—	—	—	21%
Subtotal		30	22	14	19	15	15	115
Total Residential Allotments		32	40	20	26	30	33	181
Residential Net Density		14.7 dwha	15.5 dwha	15.2 dwha	16.3 dwha	16.5 dwha	15.0 dwha	15.0
Possible Multiple Residential Allotment		3	4	—	—	5	2	14



Land Budget Stage 1							
Land Use	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
Area of Subject Site	2,594 ha	3,362 ha	1,501 ha	1,729 ha	3,165 ha	4,939 ha	17,290 ha
Stable Area							
Residential Allotments	1,516 ha	1,965 ha	0,894 ha	1,267 ha	1,401 ha	1,533 ha	8,578 ha
Balance Super Allotments	—	—	—	—	—	—	0.0%
Total Area of Allotments	1,516 ha	1,965 ha	0,894 ha	1,267 ha	1,401 ha	1,533 ha	8,578 ha
Road							
Collector Road	—	0,783 ha	—	0,134 ha	0,133 ha	—	1,050 ha
Local Road	0,664 ha	0,576 ha	0,369 ha	0,328 ha	0,386 ha	0,672 ha	2,995 ha
Linear Connections	—	0,038 ha	—	—	0,036 ha	—	0,074 ha
Entry Statements	—	—	—	—	—	—	0.0%
Total Area of New Road	0,664 ha	1,397 ha	0,369 ha	0,462 ha	0,555 ha	0,672 ha	4,119 ha
Open Space							
Corridor Park	0,412 ha	—	0,166 ha	—	1,209 ha	2,734 ha	4,541 ha
Regional Recreation Park	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	0,052 ha	—	—	0,052 ha	0.3%
Stormwater Collection	—	—	—	—	—	—	0.0%
Total Open Space	0,412 ha	—	0,238 ha	—	1,209 ha	2,734 ha	4,593 ha
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	30m	—	—	—	63m	86m	179m
6.5m Wide New Road	—	—	—	—	—	—	55m
14.5m Wide New Road	74m	55m	—	—	—	—	74m
16.5m Wide New Road	304m	161m	107m	197m	181m	296m	1266m
18.5m Wide New Road	—	127m	104m	—	—	41m	272m
21m Wide New Road	—	354m	—	64m	63m	—	481m
Total Length of New Road	408m	717m	211m	261m	307m	423m	2327m

REVISION
A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
E: 27/01/15 Amend as per Draft Conditions

PROJECT
FLAGSTONE PRECINCT 1

CLIENT
PEET

Job Ref. 110056
Comp By. WNW
Checked By. AZ / DG
Local Authority ECONOMIC DEVELOPMENT QUEENSLAND

Date 28 JANUARY 2015
DWG Name. Precinct 1 Stage 1
Locality JIMBOOMBA

PLAN OF SUBDIVISION
STAGE 1E - 1J
ALLOTMENT LAYOUT

Scale 1 : 1000
Sheet A1
Plan Ref 110056 - 123
Rev E

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