

Yield Breakdown Stage 7

Super Lots	Stage 7A		Stage 7B		Stage 7E		Stage 7F		Overall	
	Lots	1	Lots	3	Lots	1	Lots	1	Lots	7
Town Centre Frame	1	1	1	1	1	1	1	1	1	7
Service Allotments	1	1	1	1	1	1	1	1	1	2
Balance Super Allotments	1	1	1	1	1	1	1	1	1	10
Sub Total	3	3	3	3	3	3	3	3	3	10
Total Allotments	3	3	3	3	3	3	3	3	3	10

Legend

- Site Boundary
- Stage Boundary
- Possible Loft Dwelling (Subject to further approval)
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Possible Multiple Residential Allotment (Subject to further approval)
- Q5 Flood Line
- Q100 Flood Line
- Category B area (Remnant vegetation)
- Access Easement
- Road Widening

Land Budget Stage 7

Land Use	Stage 7A		Stage 7B		Stage 7E		Stage 7F		Overall	
	Area	18.426 ha	Area	1.383 ha	Area	0.298 ha	Area	0.357 ha	Area	20.880 ha
Area of Subject Site	18.426 ha	1.383 ha	0.298 ha	0.357 ha	0.357 ha	0.416 ha	0.416 ha	0.416 ha	100.0%	100.0%
Sustainable Area										
Town Centre Frame Allotments	2.253 ha	0.891 ha	0.193 ha	0.357 ha	0.357 ha	0.374 ha	0.374 ha	0.374 ha	19.5%	19.5%
Service Allotments	0.016 ha	—	—	—	—	0.030 ha	0.030 ha	0.030 ha	0.2%	0.2%
Balance Super Allotments	15.157 ha	—	—	—	—	—	—	—	72.7%	72.7%
Total Area of Allotments	17.463 ha	0.891 ha	0.193 ha	0.357 ha	0.357 ha	0.404 ha	0.404 ha	0.404 ha	92.4%	92.4%
Road										
Collector Road	—	0.223 ha	—	—	—	—	—	—	0.223 ha	1.1%
Local Road	0.912 ha	0.262 ha	0.105 ha	—	—	—	—	—	1.279 ha	6.1%
Road Widening	0.061 ha	0.007 ha	—	—	—	0.012 ha	0.012 ha	0.012 ha	0.080 ha	0.4%
Total Area of New Road	0.973 ha	0.492 ha	0.105 ha	—	—	0.012 ha	0.012 ha	0.012 ha	1.592 ha	7.6%
Road Lengths										
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length
14.5m Wide New Road	—	—	—	—	—	—	—	—	—	—
20.6m Wide New Road	259m	122m	—	—	—	—	—	—	—	381m
25m Wide New Road	—	73m	—	—	—	—	—	—	—	73m
Total Length of New Road	259m	195m	—	—	—	—	—	—	—	454m



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

08 DEC 2015

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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.
Source Information:
Site boundaries: Registered Survey Plans
Adjoining Information: DCDB

REVISION
A: 06/05/2015 RFI Response
B: 18/05/15 Amend Staging
C: 18/05/15 Amend Layout

Level Datum	Date	18 September 2015
Origin	Comp By.	WNW
Scale	DWG Name.	Precinct 1 Stage 7
1 : 750	Local Authority	Economic Development Queensland
Sheet	Locality	JIMBOOMBA
A1	Job Reference	110056

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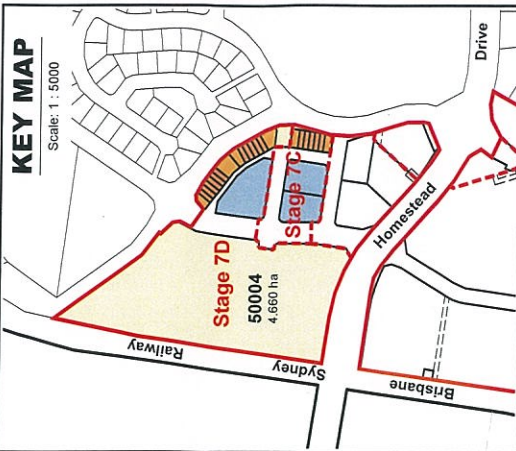
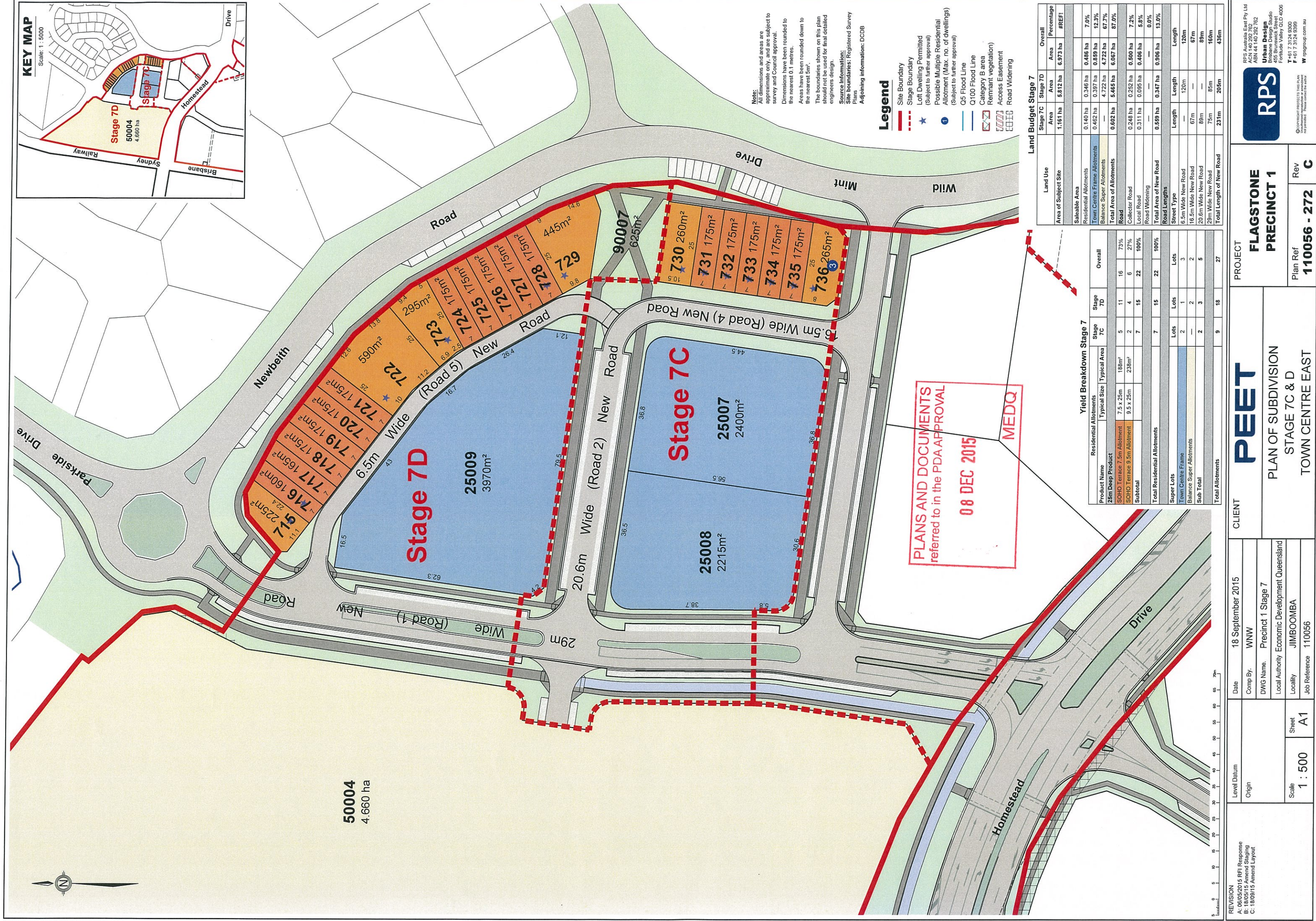
PLAN OF SUBDIVISION
STAGE 7A & B
TOWN CENTRE EAST

PROJECT
**FLAGSTONE
PRECINCT 1**

Plan Ref
110056 - 271

Rev
C

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Note:
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Source Information:
Site boundaries: Registered Survey Plan
Adjoining information: DCDB

- Legend**
- Site Boundary
 - Stage Boundary
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 - Q5 Flood Line
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 - Remnant vegetation
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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Land Budget Stage 7

Land Use	Stage 7C	Stage 7D	Overall
Area of Subject Site	Area	Area	Percentage
	1.161 ha	5.812 ha	6.973 ha
			PERCENT
Saleable Area	0.140 ha	0.346 ha	0.486 ha
Residential Allotments	0.462 ha	0.397 ha	0.859 ha
Town Centre Frame Allotments	—	4.722 ha	4.722 ha
Balance Super Allotments	0.602 ha	5.465 ha	6.067 ha
Total Area of Allotments	0.248 ha	0.232 ha	0.500 ha
Collector Road	0.311 ha	0.095 ha	0.406 ha
Local Road	—	—	—
Road Widening	0.659 ha	0.347 ha	1.006 ha
Total Area of New Road	—	—	—
Road Lengths	Length	Length	Length
Street Type	—	120m	120m
6.5m Wide New Road	—	—	—
16.5m Wide New Road	—	67m	67m
20.6m Wide New Road	—	89m	89m
29m Wide New Road	—	75m	75m
Total Length of New Road	—	231m	231m

Yield Breakdown Stage 7

Product Name	Residential Allotments	Stage 7C	Stage 7D	Overall
	Typical Size	Typical Area		
25m Deep Product	7.5 x 25m	188m²	5	11
SOHO Terrace 7.5m Allotment	9.5 x 25m	238m²	2	4
SOHO Terrace 9.5m Allotment	—	—	15	22
Subtotal	—	—	—	100%
Total Residential Allotments	—	—	7	15
Super Lots	—	—	7	15
Town Centre Frame	—	—	2	1
Balance Super Allotments	—	—	—	3
Sub Total	—	—	2	3
Total Allotments	—	—	9	18

REVISION A: 06052015 RFI Response B: 180515 Amend Staging C: 180515 Amend Layout	Level Datum Origin	Date 18 September 2015	Client PEET	Project FLAGSTONE PRECINCT 1	Plan Ref 110056 - 272	Rev C
	Scale 1 : 500	Sheet A1	Comp By. WNW	Local Authority Economic Development Queensland		
			DWG Name. Precinct 1 Stage 7	PLAN OF SUBDIVISION STAGE 7C & D TOWN CENTRE EAST		
			Locality JIMBOOMBA			

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NOTE:
FOR ROAD TYPICAL CROSS SECTIONS
REFER CARDNO PLAN 721743-033-CI-SK22 REV B
FOR FURTHER INFORMATION

LEGEND

- STAGE BOUNDARY
- EXTENT OF PROPOSED FOOTWAY
- EXTENT OF PROPOSED SHARED PATH
- EXTENT OF PROPOSED CYCLEWAY
- STAGE 1 CYCLEWAY

10 0 10 20 30 40 50m
1 : 1000 (FULL SIZE A1)

PEET FLAGSTONE CITY PTY. LTD.	15-981 01-04-2015
FLAGSTONE STAGE 7 ROAD LAYOUT PLAN	SK5316 REVISION A

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