

Land Budget Stage 7

Land Use	Stage 7A	Stage 7B	Stage 7C	Stage 7D	Stage 7E	Stage 7F	Stage 7G	Overall
Area of Subject Site	18.426 ha	1.383 ha	1.161 ha	5.812 ha	0.296 ha	0.357 ha	0.416 ha	27.853 ha
Saleable Area								
Residential Allotments	—	—	0.140 ha	0.346 ha	—	—	—	0.486 ha
Town Centre Frame Allotments	2.253 ha	0.891 ha	0.462 ha	0.397 ha	0.192 ha	0.374 ha	—	4.926 ha
Service Allotments	0.016 ha	—	—	—	—	0.030 ha	—	0.046 ha
Balance Super Allotments	15.154 ha	—	—	4.722 ha	—	—	—	19.906 ha
Total Area of Allotments	17.453 ha	0.891 ha	0.602 ha	5.465 ha	0.192 ha	0.357 ha	0.404 ha	25.364 ha
Road								
Collector Road	—	0.223 ha	0.248 ha	0.252 ha	—	—	—	0.723 ha
Local Road	0.912 ha	0.262 ha	0.311 ha	0.095 ha	0.106 ha	—	—	1.686 ha
Linear Connections	—	—	—	—	—	—	—	—
Road Widening	0.061 ha	0.007 ha	—	—	—	0.012 ha	—	0.080 ha
Total Area of New Road	0.973 ha	0.492 ha	0.559 ha	0.347 ha	0.106 ha	—	0.012 ha	2.489 ha
Road Lengths								
Street Type	Length	Length	Length	Length	Length	Length	Length	Length
6.5m Wide New Road	—	—	—	120m	—	—	—	120m
12.5m Wide New Road	—	—	—	—	—	—	—	—
15.5m Wide New Road	152m	—	67m	—	40m	—	—	299m
20.6m Wide New Road	259m	122m	88m	—	—	—	—	470m
29m Wide New Road	—	73m	75m	85m	—	—	—	233m
Total Length of New Road	451m	199m	231m	209m	40m	—	—	1122m

Yield Breakdown Stage 7

Product Name	Typical Size	Typical Area	Stage 7A	Stage 7B	Stage 7C	Stage 7D	Stage 7E	Stage 7F	Stage 7G	Overall
25m Deep Product										
SCHO Terrace 7.5m Allotment	7.5 x 25m	188m²	—	—	5	11	—	—	—	16
SCHO Terrace 9.5m Allotment	9.5 x 25m	238m²	—	—	2	4	—	—	—	6
Subtotal					7	15	—	—	—	22
Total Residential Allotments					7	15	—	—	—	22
Super Lots										
Town Centre Frame			2	3	2	1	1	1	1	11
Service Allotments			1	1	—	—	—	—	—	2
Balance Super Allotments			1	—	—	2	—	—	—	3
Sub Total			4	4	2	3	1	1	1	16
Total Allotments			4	4	9	18	1	1	1	38

Legend

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

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: DCDG

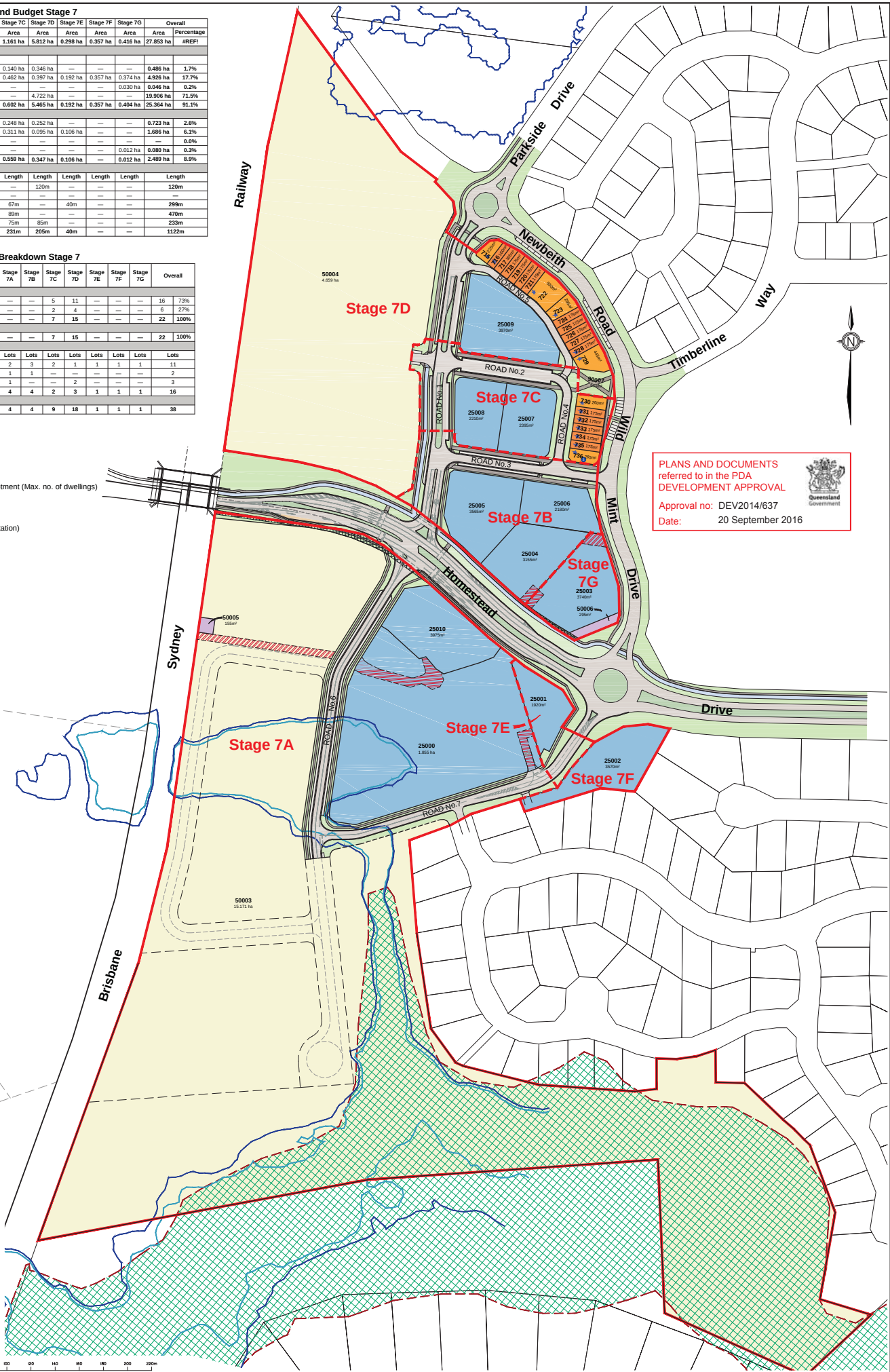
REVISION
A: 06/05/2015 RFI Response
B: 18/05/15 Amend Staging
C: 18/09/15 Amend Layout
D: 13/05/16 Amend Lots Stage 7A

Level Datum	Date	13 May 2016
Origin	Comp By.	WNW
	DWG Name.	Precinct 1 Stage 7
	Local Authority	Economic Development Queensland
Scale	Sheet	Locality
1 : 1500	A1	JIMBOOMBA
		Job Reference
		110056

CLIENT
PEET
PLAN OF SUBDIVISION
STAGE 7
TOWN CENTRE EAST

PROJECT
**FLAGSTONE
PRECINCT 1**
Plan Ref
110056 - 270
Rev
D

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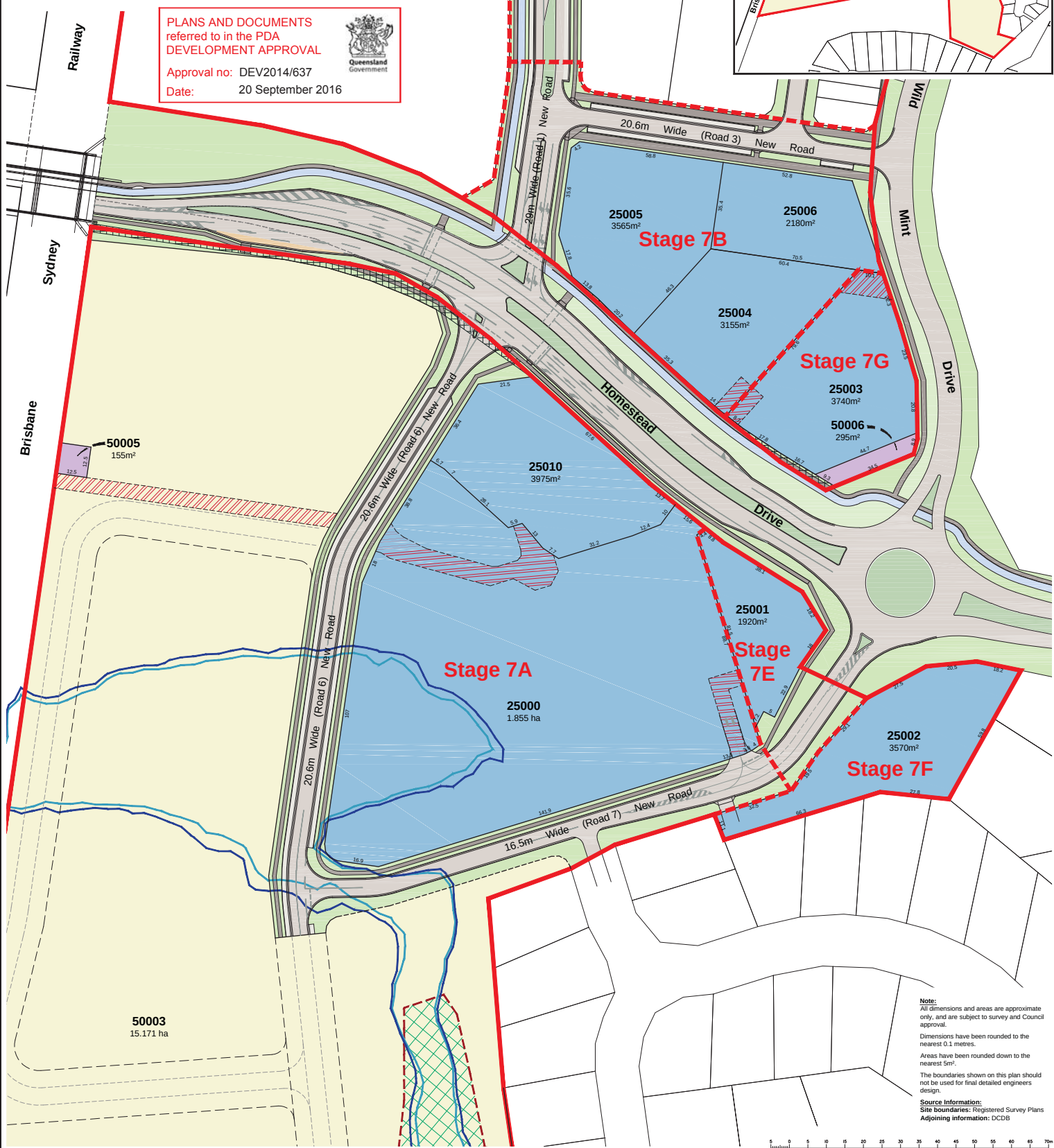
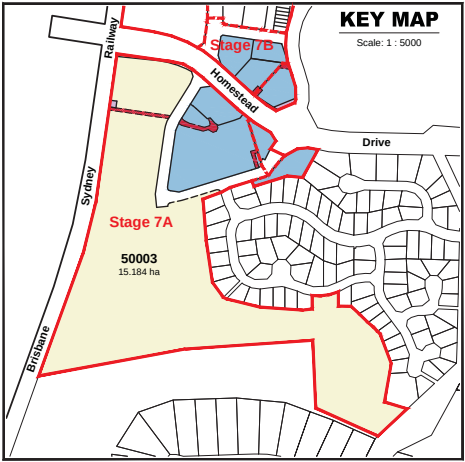


Yield Breakdown Stage 7						
	Stage 7A	Stage 7B	Stage 7E	Stage 7F	Stage 7G	Overall
Super Lots	Lots	Lots	Lots	Lots	Lots	Lots
Town Centre Frame	2	3	1	1	1	8
Service Allotments	1	1	—	—	—	2
Balance Super Allotments	1	—	—	—	—	1
Sub Total	4	4	1	1	1	11
Total Allotments	4	4	1	1	1	11

Legend

- Site Boundary
- Stage Boundary
- Possible Loft Dwelling
(Subject to further approval)
- Possible Multiple Residential Allotment (Max. no. of dwellings)
(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	Stage 7G	Overall
Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	18.426 ha	1.383 ha	0.298 ha	0.357 ha	0.416 ha	20.880 ha
Percentage	100.0%					
Saleable Area						
Town Centre Frame Allotments	2.253 ha	0.891 ha	0.192 ha	0.357 ha	0.374 ha	4.067 ha
Service Allotments	0.016 ha	—	—	—	0.030 ha	0.046 ha
Balance Super Allotments	15.184 ha	—	—	—	—	15.184 ha
Total Area of Allotments	17.453 ha	0.891 ha	0.192 ha	0.357 ha	0.404 ha	19.297 ha
Road						
Collector Road	—	0.223 ha	—	—	—	0.223 ha
Local Road	0.912 ha	0.262 ha	0.106 ha	—	—	1.280 ha
Road Widening	0.061 ha	0.007 ha	—	—	0.012 ha	0.080 ha
Total Area of New Road	0.973 ha	0.492 ha	0.106 ha	—	0.012 ha	1.583 ha
Road Lengths						
Street Type	Length	Length	Length	Length	Length	Length
14.5m Wide New Road	—	—	—	—	—	—
20.6m Wide New Road	259m	122m	—	—	—	381m
23m Wide New Road	—	73m	—	—	—	73m
Total Length of New Road	259m	195m	—	—	—	454m



Note:
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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: 08/05/2015 RFI Response B: 18/05/15 Amend Staging C: 18/09/15 Amend Layout D: 13/05/16 Amend Lots Stage 7A		Level Datum Origin	Date 13 May 2016	CLIENT PEET PLAN OF SUBDIVISION STAGE 7A & B TOWN CENTRE EAST	PROJECT FLAGSTONE PRECINCT 1	RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au
Scale 1 : 750		Sheet A1	Comp By. WNW	DWG Name. Precinct 1 Stage 7	Plan Ref 110056 - 271	Rev D
Local Authority Economic Development Queensland		Locality JIMBOOMBA	Job Reference 110056			



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2014/637

Date: 20 September 2016



50004
4.660 ha



Note:
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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

Legend

- Site Boundary
- Stage Boundary
- Loft Dwelling Permitted (Subject to further approval)
- Possible Multiple Residential Allotment (Max. no. of dwellings) (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 7C	Stage 7D	Overall
Area	1.161 ha	5.812 ha	6.973 ha
Area			Percentage
Area of Subject Site			100%
Saleable Area			
Residential Allotments	0.140 ha	0.346 ha	0.486 ha
Town Centre Frame Allotments	0.462 ha	0.397 ha	0.859 ha
Balance Super Allotments	—	4.722 ha	4.722 ha
Total Area of Allotments	0.602 ha	5.465 ha	6.067 ha
Road			
Collector Road	0.248 ha	0.252 ha	0.500 ha
Local Road	0.311 ha	0.095 ha	0.406 ha
Road Widening	—	—	—
Total Area of New Road	0.559 ha	0.347 ha	0.906 ha
Road Lengths			
Street Type	Length	Length	Length
6.5m Wide New Road	—	120m	120m
16.5m Wide New Road	67m	—	67m
20.6m Wide New Road	89m	—	89m
29m Wide New Road	75m	85m	160m
Total Length of New Road	231m	205m	436m

Yield Breakdown Stage 7

Product Name	Typical Size	Typical Area	Stage 7C	Stage 7D	Overall
25m Deep Product					
SOHO Terrace 7.5m Allotment	7.5 x 25m	188m ²	5	11	16
SOHO Terrace 9.5m Allotment	9.5 x 25m	238m ²	2	4	6
Subtotal			7	15	22
Total Residential Allotments			7	15	22
Super Lots					
Town Centre Frame			2	1	3
Balance Super Allotments			—	2	2
Sub Total			2	3	5
Total Allotments			9	18	27

REVISION	Level Datum	Date	13 May 2016
A: 08/05/2015 RFI Response	Origin	Comp By.	WNW
B: 18/05/15 Amend Staging		DWG Name.	Precinct 1 Stage 7
C: 18/09/15 Amend Layout		Local Authority	Economic Development Queensland
D: 13/05/16 Amend Lots Stage 7A		Locality	JIMBOOMBA
	Scale	Sheet	1 : 500 A1
		Job Reference	110056

CLIENT

PEET

PLAN OF SUBDIVISION
STAGE 7C & D
TOWN CENTRE EAST

PROJECT

FLAGSTONE
PRECINCT 1

Plan Ref 110056 - 272

Rev D

RPS

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