



See RPS Plan
Ref: 110056-391

Land Budget Stages 2 – 5

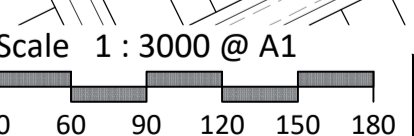
| Land Use | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Overall | |
|--|------------------|------------------|-------------------|------------------|-------------------|--------------|
| | Area | Area | Area | Area | Area | % |
| Area of Subject Site | 16.883 ha | 45.912 ha | 301.996 ha | 52.172 ha | 416.963 ha | 100.0% |
| Saleable Area | | | | | | |
| Residential Allotments | 9.636 ha | 10.219 ha | 22.088 ha | 19.984 ha | 61.927 ha | 14.9% |
| Medium Density Allotment | — | — | 1.324 ha | 0.666 ha | 0.666 ha | 0.2% |
| Commercial Allotment | — | — | 0.500 ha | — | 1.324 ha | 0.3% |
| Community Facility Allotment | — | — | 0.500 ha | — | 0.500 ha | 0.1% |
| Potential Child Care Allotment | 0.628 ha | — | — | — | 0.628 ha | 0.2% |
| Manufactured Home Estate Allotment | — | 12.038 ha | — | — | 12.038 ha | 2.9% |
| Balance Super Allotments | 1.581 ha | 2.919 ha | 246.968 ha | — | 251.468 ha | 60.3% |
| Total Area of Allotments | 11.845 ha | 25.176 ha | 270.880 ha | 20.650 ha | 328.551 ha | 78.8% |
| Utilities | | | | | | |
| Sewer Pump Station | — | 0.508 ha | — | — | 0.508 ha | 0.1% |
| Total Area of Utilities | — | 0.508 ha | — | — | 0.508 ha | 0.1% |
| Road | | | | | | |
| Collector Road | 1.502 ha | 3.065 ha | 4.790 ha | 3.529 ha | 12.886 ha | 3.1% |
| Local Road | 3.465 ha | 4.511 ha | 9.331 ha | 8.671 ha | 25.978 ha | 6.2% |
| Linear Connections | 0.071 ha | 0.412 ha | 0.473 ha | 0.429 ha | 1.385 ha | 0.3% |
| Existing Road | — | 0.063 ha | — | — | 0.063 ha | 0.0% |
| Entry Statements | — | — | — | — | — | 0.0% |
| Total Area of New Road | 5.038 ha | 8.051 ha | 14.594 ha | 12.629 ha | 40.312 ha | 9.7% |
| Open Space | | | | | | |
| Corridor Park | — | 3.660 ha | 14.719 ha | 17.812 ha | 36.191 ha | 8.7% |
| Conservation Park (Within Corridor Park) | — | 2.650 ha | 6.357 ha | — | 9.007 ha | — |
| District Recreation Park | — | 5.648 ha | — | — | 5.648 ha | 1.4% |
| Neighbourhood Recreation Park | — | 2.346 ha | 1.803 ha | 0.627 ha | 4.776 ha | 1.1% |
| Local Recreation Park | — | 0.523 ha | — | 0.088 ha | 0.611 ha | 0.1% |
| Local Linear Recreation Park | — | — | — | 0.366 ha | 0.366 ha | 0.1% |
| Stormwater Detention | — | — | — | — | — | 0.0% |
| Total Open Space | — | 12.177 ha | 16.522 ha | 18.893 ha | 47.592 ha | 11.4% |

Yield Breakdown Stages 2 – 5

| Residential Allotments | Typical | | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Overall | |
|--|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------|
| | Typical Size | Typical Area | | | | | | |
| Urban & Nano Allotments Product | | | | | | | | |
| Urban Loft | 4.7 x 11.5m | 50m ² | — | — | — | — | 0% | |
| Urban Allotments | 7.5 x 16m | 120m ² | — | — | — | — | 0% | |
| Urban Terrace | 7.5 x 27.5m | 170m ² | — | — | — | 16 | 1% | |
| Subtotal | | | | | | 16 | 1% | |
| 16m Deep Product | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m ² | — | 4 | 4 | 10 | 18 | 1% |
| Subtotal | | | | 4 | 4 | 10 | 18 | 1% |
| 25m Deep Product | | | | | | | | |
| Villa Allotment | 10 x 25m | 250m ² | 29 | 10 | 5 | 21 | 65 | 4% |
| Premium Villa Allotment | 12.5 x 25m | 313m ² | — | — | 3 | 3 | 6 | 0% |
| Courtyard Allotment | 14 x 25m | 350m ² | 41 | 16 | 28 | 25 | 110 | 7% |
| Premium Courtyard Allotment | 16 x 25m | 400m ² | 17 | 6 | 5 | 10 | 38 | 3% |
| Premium Traditional Allotment | 20 x 25m | 500m ² | — | 4 | — | 1 | 5 | 0% |
| Possible Multiple Residential Allotment | — | — | 2 | 3 | — | 3 | 8 | 1% |
| Subtotal | | | 89 | 39 | 41 | 63 | 232 | 16% |
| 28m - 30m Deep Product | | | | | | | | |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m ² | — | — | — | — | — | 0% |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m ² | — | — | — | — | — | 0% |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m ² | 8 | — | 5 | 33 | 46 | 3% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m ² | 4 | — | 2 | 12 | 18 | 1% |
| Subtotal | | | 12 | — | 7 | 45 | 64 | 4% |
| 30m Deep Product | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m ² | 32 | 35 | 111 | 72 | 250 | 17% |
| Premium Villa Allotment | 12.5 x 30m | 375m ² | 33 | 66 | 174 | 123 | 396 | 26% |
| Courtyard Allotment | 14 x 30m | 420m ² | 51 | 53 | 160 | 124 | 388 | 26% |
| Traditional Allotment | 20 x 30m | 600m ² | 19 | 27 | 26 | 43 | 115 | 8% |
| Premium Traditional Allotment | 25 x 30m | 720m ² | — | 7 | — | 2 | 9 | 1% |
| Possible Multiple Residential Allotment | — | — | 1 | 2 | 5 | — | 8 | 1% |
| Subtotal | | | 136 | 190 | 476 | 364 | 1166 | 78% |
| Total Residential Allotments | | | 237 | 233 | 528 | 498 | 1496 | 100% |
| Residential Net Density | | | 18.0 dw/ha | 12.9 dw/ha | 15.7 dw/ha | 16.5 dw/ha | 15.7 dw/ha | |
| Super Lots | | | | | | | | |
| Medium Density Allotment | | | | | | 1 | 1 | |
| Commercial Allotment | | | | | 1 | — | 1 | |
| Community Facility Allotment | | | | | 1 | — | 1 | |
| Potential Child Care Allotment | | | 1 | — | — | — | 1 | |
| Manufactured Home Estate Allotment | | | — | 1 | — | — | 1 | |
| Balance Super Allotments | | | 1 | 2 | 3 | — | 6 | |
| Sub Total | | | 2 | 3 | 5 | 1 | 11 | |
| Utilities | | | | | | | | |
| Sewer Pump Station | | | — | 2 | — | — | 2 | |
| Sub Total | | | — | 2 | — | — | 2 | |
| Total Allotments | | | 239 | 238 | 533 | 499 | 1509 | |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) | | | 240 | 242 | 535 | 501 | 1518 | |
| Maximum Potential Net Residential Density | | | 18.2 dw/ha | 13.4 dw/ha | 15.9 dw/ha | 16.6 dw/ha | 16.0 dw/ha | |

- Legend**
- Site Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
 - Existing Q100
 - Residential Allotment (Max. no. of dwellings)
 - Entry Statements - Lease
 - 10m Wide Existing Sewer Easement
 - SPS Access EMT
 - Temporary Sewage Tankering Facility

Stage 1A-1AF (Approved)



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 / Veris.
Adjoining Information: DCDB, Contours: Bradlees.

REVISION
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/06/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change

| | | | |
|--|---------------------------------|--|--|
| PROJECT | | CLIENT | |
| Flagstone Precinct 1 | | PEET | |
| Job Ref. 110056 | Date. 27 September 2024 | Plan of Subdivision | |
| Comp By. NF | DWG Name. Precinct 1 Stages 2-5 | Stages 2 – 5 | |
| Chk'd By. MD | Locality. Flagstone | Overall Allotment Layout - Sub - Staging | |
| Local Authority. Economic Development Queensland | | | |

| | | | |
|----------------|----------|-----------------------|--------|
| Scale 1 : 3000 | Sheet A1 | Plan Ref 110056 – 481 | Rev AM |
|----------------|----------|-----------------------|--------|



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