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**	**301.419 ha**	**52.172 ha**	**416.386 ha**	**100.0%**
Saleable Area						
Residential Allotments	9.636 ha	10.219 ha	21.726 ha	19.984 ha	61.565 ha	14.8%
Medium Density Allotment	—	—	—	0.666 ha	0.666 ha	0.2%
Commercial Allotment	—	—	1.324 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	246.814 ha	—	251.314 ha	60.4%
Total Area of Allotments	**11.845 ha**	**25.176 ha**	**270.364 ha**	**20.650 ha**	**328.035 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	4.559 ha	3.529 ha	12.655 ha	3.0%
Local Road	3.465 ha	4.511 ha	9.551 ha	8.671 ha	26.198 ha	6.3%
Linear Connections	0.071 ha	0.412 ha	0.355 ha	0.429 ha	1.267 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**	**14.465 ha**	**12.629 ha**	**40.183 ha**	**9.7%**
Open Space						
Corridor Park	—	3.660 ha	14.787 ha	17.812 ha	36.259 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**	**16.590 ha**	**18.893 ha**	**47.660 ha**	**11.4%**

Yield Breakdown Stages 2 – 5

Residential Allotments	Typical Size	Typical Area	Stage 2	Stage 3	Stage 4	Stage 5	Overall	
Urban & Nano Allotments Product								
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	0%
Urban Terrace	7.5 x 27.5m	170m²	—	—	—	16	16	1%
Subtotal			**—**	**—**	**—**	**16**	**16**	**1%**
16m Deep Product								
Squat Allotment	14 x 16m	220m²	—	4	4	10	18	1%
Subtotal			**—**	**4**	**4**	**10**	**18**	**1%**
25m Deep Product								
Mode Allotment	8.5 x 25m	213m²	—	—	—	4	4	0%
Villa Allotment	10 x 25m	250m²	29	10	2	20	61	4%
Courtyard Allotment	14 x 25m	350m²	41	16	22	26	105	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	6	9	11	43	3%
Premium Traditional Allotment	20 x 25m	500m²	—	4	—	1	5	0%
Possible Multiple Residential Allotment	—	—	2	3	3	2	10	1%
Subtotal			**89**	**39**	**36**	**64**	**228**	**16%**
28m - 30m Deep Product								
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	—	0%
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	—	—	0%
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	—	5	33	46	3%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	2	12	18	1%
Subtotal			**12**	**—**	**7**	**45**	**64**	**5%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	32	35	58	72	197	14%
Premium Villa Allotment	12.5 x 30m	375m²	33	66	115	123	337	24%
Courtyard Allotment	14 x 30m	420m²	51	53	124	124	352	25%
Traditional Allotment	20 x 30m	600m²	19	27	68	43	157	11%
Premium Traditional Allotment	25 x 30m	720m²	—	7	27	2	36	3%
Possible Multiple Residential Allotment	—	—	1	2	12	—	15	1%
Subtotal			**136**	**190**	**404**	**364**	**1094**	**77%**
Total Residential Allotments			**237**	**233**	**451**	**499**	**1420**	**100%**
Residential Net Density			**18.0 dw/ha**	**12.9 dw/ha**	**13.5 dw/ha**	**16.5 dw/ha**	**15.0 dw/ha**	
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**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	4	—	7	
Sub Total			**2**	**3**	**6**	**1**	**12**	
Utilities								
Sewer Pump Station			—	2	—	—	2	
Sub Total			**—**	**2**	**—**	**—**	**2**	
Total Allotments			**239**	**238**	**457**	**500**	**1434**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**240**	**242**	**475**	**501**	**1458**	
Maximum Potential Net Residential Density			**18.2 dw/ha**	**13.4 dw/ha**	**14.2 dw/ha**	**16.6 dw/ha**	**15.4 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

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.

Scale 1 : 3000 @ A1

0 15 30 60 90 120 150 180

Road linemarkings and turn slots are indicative only and subject to detailed design.

Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradlees.

REVISION
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
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

PROJECT	**Flagstone Precinct 1**		
Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stages 2-5
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT
PEET

Plan of Subdivision
Stages 2 – 5
Overall Allotment Layout - Sub - Staging

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023
Queensland Government

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Scale	Sheet	Plan Ref	Rev
1 : 3000	A1	**110056 – 481**	**AG**