

| Yield Breakdown Stage 3 | | | | | | | | | | | | | | | | | Overall |
|---|--|--------------|-------------------|------------|------------|------------|------------|----------|-----------|------------|------------|------------|----------|----------|----------|----------|------------|
| Residential Allotments | | Typical Size | Typical Area | Stage 3A | Stage 3B | Stage 3C | Stage 3D | Stage 3E | Stage 3Fi | Stage 3Fii | Stage 3G | Stage 3H | Stage 3I | Stage 3J | Stage 3K | Stage 3L | |
| Urban & Nano Allotments Product | | | | | | | | | | | | | | | | | |
| Urban Lot | | 4.7 x 11.5m | 50m ² | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| Urban Allotments | | 1.5 x 15m | 120m ² | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| Urban Terrace | | 6.2 x 27.5m | 170m ² | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| Subtotal | | | | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| 16m Deep Product | | | | | | | | | | | | | | | | | |
| Subtotal | | 14 x 16m | 220m ² | — | — | — | 4 | — | — | — | — | — | — | — | — | 4 | 1.7% |
| 25m Deep Product | | | | | | | | | | | | | | | | | |
| Subtotal | | | | — | — | — | 4 | — | — | — | — | — | — | — | — | 4 | 1.7% |
| Mode Allotment | | 8.5 x 25m | 213m ² | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| Villa Allotment | | 10 x 25m | 250m ² | — | 4 | 1 | 5 | — | — | — | — | — | — | — | — | 10 | 4.3% |
| Courtyard Allotment | | 14 x 25m | 350m ² | 8 | 4 | 2 | 2 | — | — | — | — | — | — | — | — | 16 | 6.9% |
| Premium Courtyard Allotment | | 18 x 25m | 450m ² | 3 | 1 | 1 | — | — | — | 1 | — | — | — | — | — | 6 | 2.6% |
| Premium Traditional Allotment | | 18 x 25m | 300m ² | 2 | 1 | — | — | — | — | — | 1 | — | — | — | — | 4 | 1.7% |
| Possible Multiple Residential Allotment | | — | — | — | 1 | — | 1 | — | — | — | — | — | — | — | — | 3 | 1.3% |
| Subtotal | | | | 14 | 10 | 5 | 7 | — | — | 3 | — | — | — | — | — | 39 | 16.2% |
| 28m + 30m Deep Product | | | | | | | | | | | | | | | | | |
| Terrace 7.5m Allotment | | 7.5 x 28m | 210m ² | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| Terrace 8.5m Allotment | | 8.5 x 28m | 238m ² | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| Subtotal | | | | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| 30m Deep Product | | | | | | | | | | | | | | | | | |
| Villa Allotment | | 10 x 30m | 300m ² | 1 | 3 | 16 | 7 | — | — | 2 | 3 | 3 | — | — | — | 35 | 15.0% |
| Premium Villa Allotment | | 12.5 x 30m | 375m ² | 7 | 9 | 9 | 16 | — | — | 14 | 6 | 5 | — | — | — | 66 | 28.3% |
| Courtyard Allotment | | 14 x 30m | 420m ² | 8 | 6 | 14 | 8 | — | — | 8 | 6 | 2 | — | — | — | 53 | 22.7% |
| Traditional Allotment | | 20 x 20m | 400m ² | 8 | 2 | 5 | 4 | — | — | 3 | 5 | — | — | — | — | 27 | 11.6% |
| Premium Traditional Allotment | | 25 x 30m | 750m ² | 1 | 2 | 3 | — | — | — | — | 1 | — | — | — | — | 7 | 3.0% |
| Possible Multiple Residential Allotment | | — | — | — | — | 2 | — | — | — | — | — | — | — | — | — | 2 | 0.9% |
| Subtotal | | | | 26 | 22 | 49 | 35 | — | — | 27 | 21 | 10 | — | — | — | 190 | 81.5% |
| Total Residential Allotments | | | | 40 | 32 | 54 | 46 | — | — | 30 | 21 | 10 | — | — | — | 235 | 100% |
| Residential Net Density | | | | 14.2 dw/ha | 15.4 dw/ha | 15.7 dw/ha | 16.2 dw/ha | — | — | 14.2 dw/ha | 15.4 dw/ha | 24.8 dw/ha | — | — | — | — | 12.4 dw/ha |
| Super Lots | | | | | | | | | | | | | | | | | |
| Balance Super Allotments | | | | — | — | — | — | — | — | — | — | — | — | — | — | 2 | 2 |
| Manufactured Home Estate Allotment | | | | — | — | — | — | — | — | — | — | — | — | — | — | 1 | 1 |
| Sub Total | | | | — | — | — | — | — | — | — | — | — | — | — | — | 2 | 3 |
| Utilities | | | | | | | | | | | | | | | | | |
| Sewer Pump Station | | | | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Sub Total | | | | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total Allotments | | | | 40 | 32 | 54 | 46 | 1 | — | 30 | 21 | 10 | — | — | 1 | 2 | 238 |
| Maximum Potential Residential Dwellings (Include Multiple Residential Allotments) | | | | 41 | 32 | 61 | 46 | — | — | 31 | 21 | 10 | — | — | — | — | 242 |
| Maximum Potential Net Residential Density | | | | 14.2 dw/ha | 15.4 dw/ha | 15.7 dw/ha | 16.2 dw/ha | — | — | 14.2 dw/ha | 15.4 dw/ha | 24.8 dw/ha | — | — | — | — | 12.4 dw/ha |

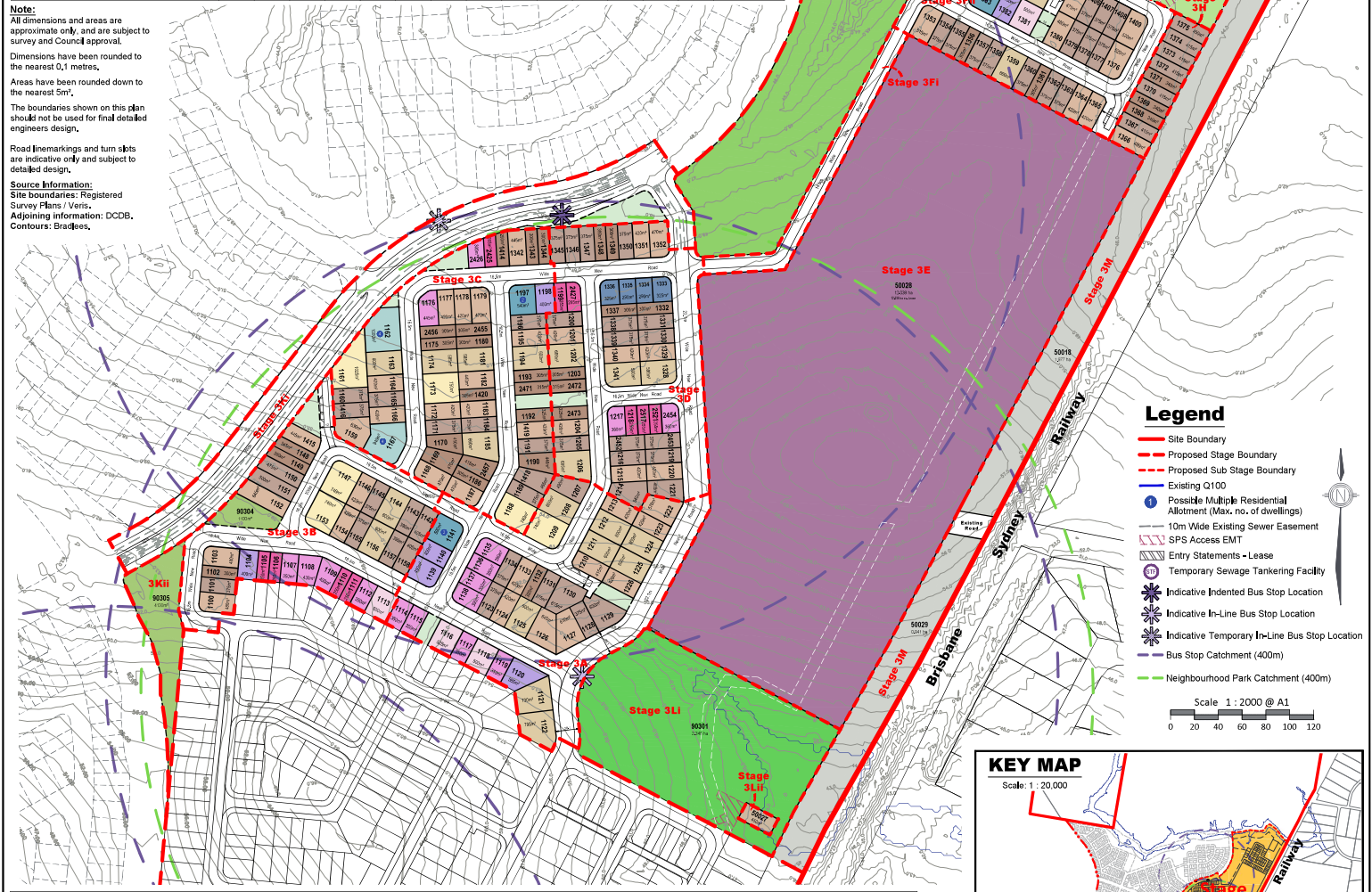
Notes:
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Road linemarkings and turn spots are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Vendors.
Adjoining information: DCDB, Contours: Bradshaws.

PLANS AND DOCUMENTS referred to in the POA DEVELOPMENT APPROVAL

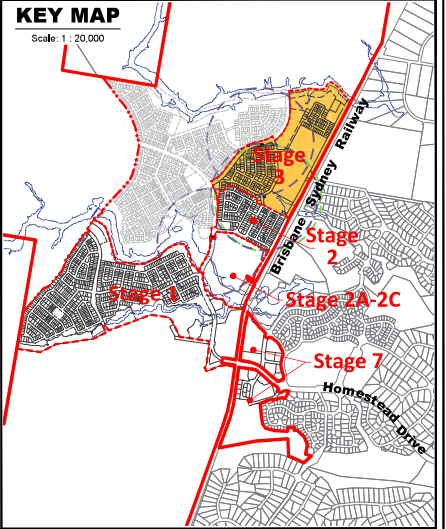
Approval no: DEV2012/493/97

Date: 12 January 2024





| Land Budget Stage 3 | | | | | | | | | | | | | | | | | Overall |
|-------------------------------|----------|----------|----------|----------|-----------|-----------|------------|----------|----------|----------|----------|----------|----------|------------|-------------|----------|-----------|
| Land Use | Stage 3A | Stage 3B | Stage 3C | Stage 3D | Stage 3E | Stage 3Fi | Stage 3Fii | Stage 3G | Stage 3H | Stage 3I | Stage 3J | Stage 3K | Stage 3L | Stage 3Lii | Stage 3Liii | Stage 3M | |
| Area of Subject Site | 3,310 ha | 2,393 ha | 3,349 ha | 2,820 ha | 12,038 ha | 0,410 ha | 2,096 ha | 1,365 ha | 0,403 ha | 2,740 ha | 2,908 ha | 0,966 ha | 2,694 ha | 0,463 ha | 2,174 ha | 0,413 ha | 45,212 ha |
| Subtotal Area | | | | | | | | | | | | | | | | | |
| Residential Allotments | 1,973 ha | 1,372 ha | 2,465 ha | 1,757 ha | — | — | 1,300 ha | 0,949 ha | 0,403 ha | — | — | — | — | — | — | — | 16,219 ha |
| Balance Super Allotments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2,919 ha | 2,919 ha |
| MHE Allotment | — | — | — | — | 12,038 ha | — | — | — | — | — | — | — | — | — | — | — | 12,038 ha |
| Total Area of Allotments | 1,973 ha | 1,372 ha | 2,465 ha | 1,757 ha | 12,038 ha | — | 1,300 ha | 0,949 ha | 0,403 ha | — | — | — | — | — | — | 2,919 ha | 25,176 ha |
| Utilities | | | | | | | | | | | | | | | | | |
| Sewer Pump Station | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0,045 ha | 0,045 ha |
| Total Area of Utilities | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0,045 ha | 0,045 ha |
| Road | | | | | | | | | | | | | | | | | |
| Collector Road | 0,552 ha | — | — | — | 0,474 ha | — | — | — | — | — | — | — | — | — | — | — | 3,065 ha |
| Local Road | 0,718 ha | 0,857 ha | 0,791 ha | 0,553 ha | — | 0,410 ha | 0,766 ha | 0,416 ha | — | — | — | — | — | — | — | — | 4,211 ha |
| Linear Connections | 0,067 ha | 0,054 ha | 0,050 ha | 0,056 ha | — | — | 0,056 ha | — | — | — | — | — | — | — | — | — | 0,412 ha |
| Existing Road | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0,063 ha |
| Total Area of New Road | 1,337 ha | 0,911 ha | 0,881 ha | 1,063 ha | — | 0,410 ha | 0,796 ha | 0,416 ha | — | — | — | — | — | — | — | 0,063 ha | 6,051 ha |
| Open Space | | | | | | | | | | | | | | | | | |
| Corridor Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 3,660 ha |
| Scenic/Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2,869 ha |
| District Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 5,648 ha |
| Neighbourhood Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2,346 ha |
| Local Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0,423 ha |
| Local Linear Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Stormwater Detention | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total Open Space | — | 0,110 ha | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 12,177 ha |



REVISION

Y: 12/05/2022 Stage 5 Layout Change
Z: 08/09/2022 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: 29/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/07/2023 Stage 4 Layout Changes
AI: 08/09/2023 Stage 5 Basin Change

PROJECT

Flagstone Precinct 1

CLIENT

PEET

Job Ref. 110056

Date. 08 August 2023

Comp By. NF

DWG Name. Precinct 1 Stage 3

Chk'd By. MD

Locality. Flagstone

Local Authority. Economic Development Queensland

Plan of Subdivision

Stage 3 Overall


Allotment Layout

Scale 1:2000

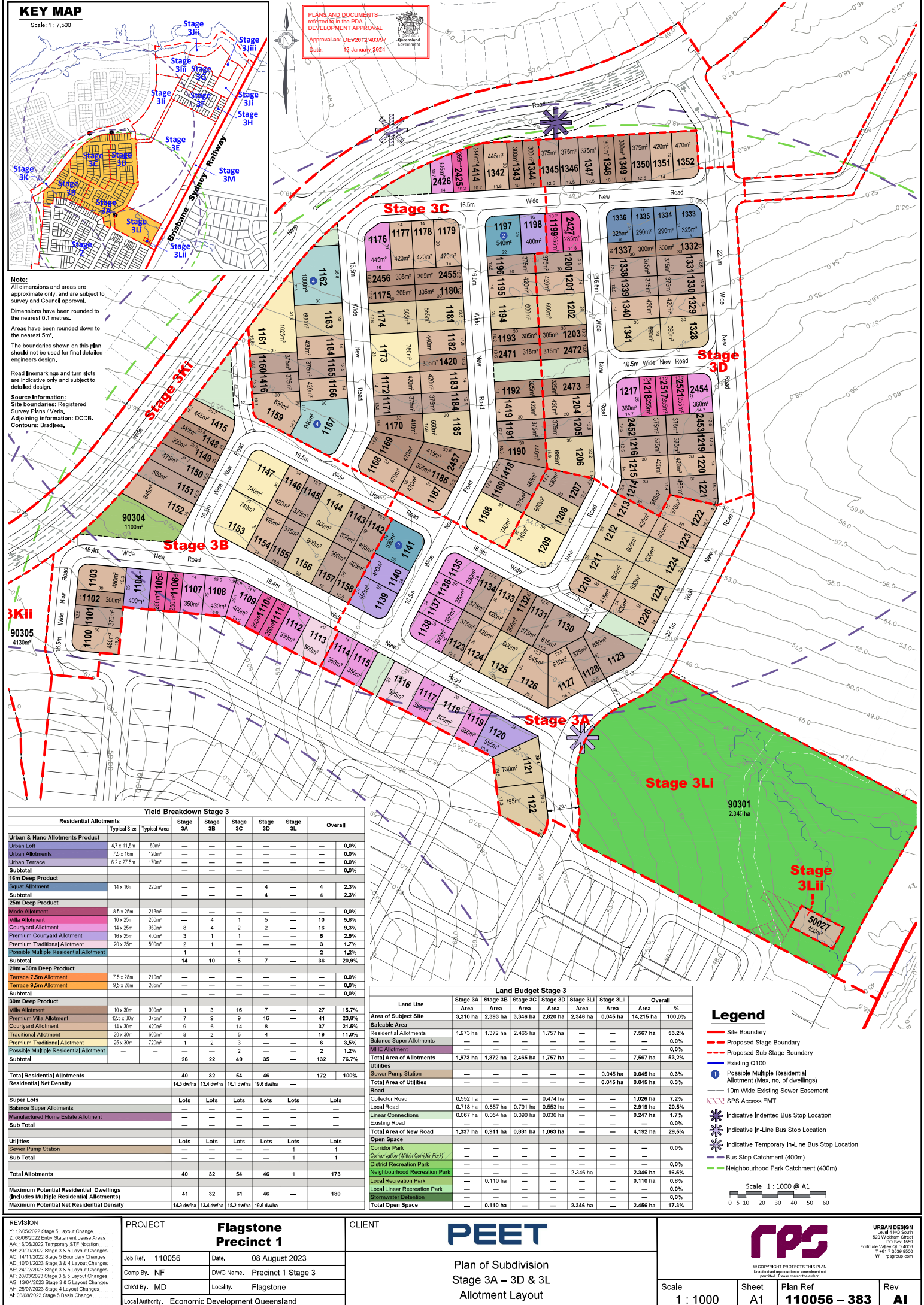
Sheet A1

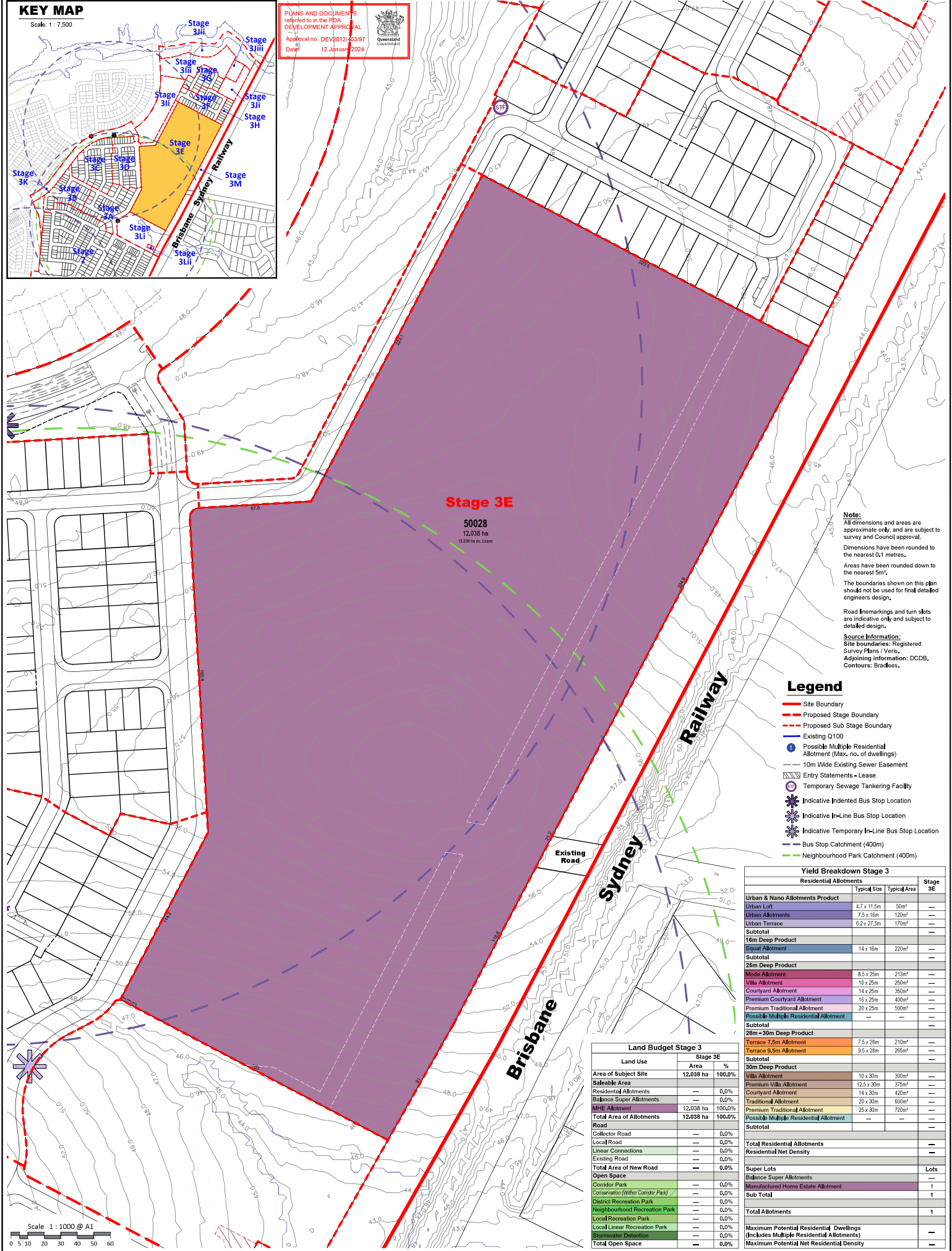
Plan Ref 110056 - 382

Rev AI

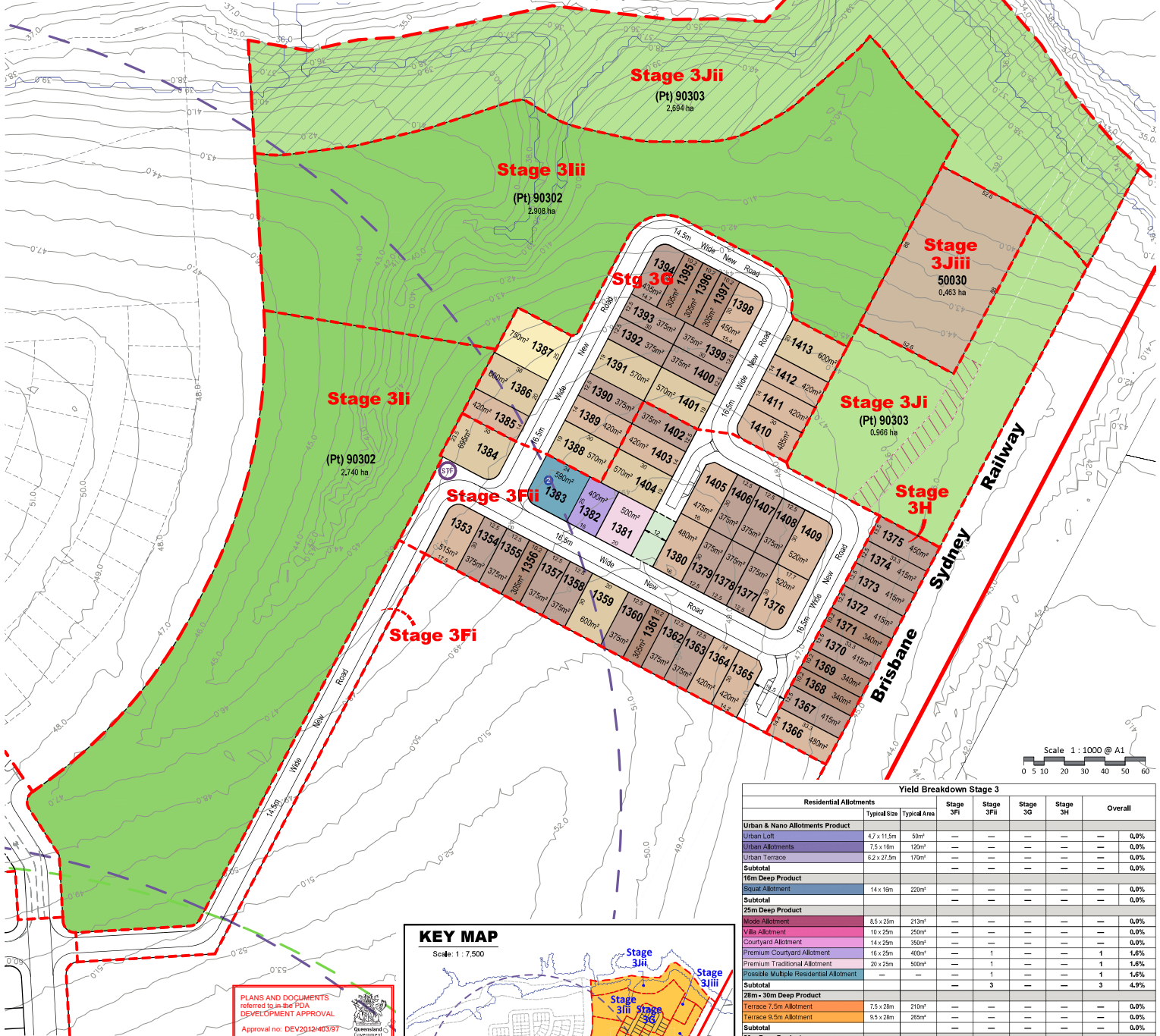


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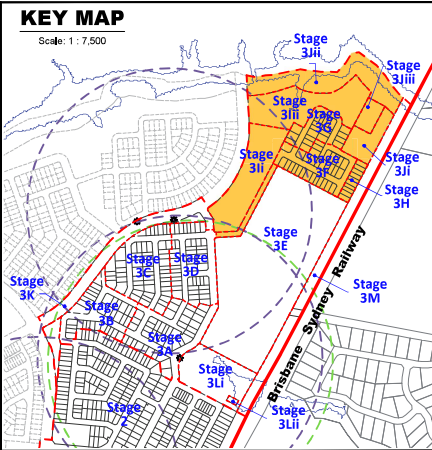




| Land Budget Stage 3 | | | | | | | | | | |
|---------------------------------|-----------|------------|----------|----------|-----------|------------|------------|-------------|-----------|--------|
| Land Use | Stage 3Fi | Stage 3Fii | Stage 3G | Stage 3H | Stage 3Ii | Stage 3Iii | Stage 3Jii | Stage 3Jiii | Overall | % |
| Area of Subject Site | 0,410 ha | 2,996 ha | 1,385 ha | 0,403 ha | 2,740 ha | 2,908 ha | 0,886 ha | 0,463 ha | 14,049 ha | 100.0% |
| Subsistence Area | | | | | | | | | | |
| Residential Allotments | — | 1,300 ha | 0,949 ha | 0,403 ha | — | — | — | — | 2,652 ha | 18.9% |
| Balance Super Allotments | — | — | — | — | — | — | — | — | — | 0.0% |
| MHC Allotment | — | — | — | — | — | — | — | — | — | 0.0% |
| Total Area of Allotments | — | 1,300 ha | 0,949 ha | 0,403 ha | — | — | — | — | 2,652 ha | 18.9% |
| Utilities | | | | | | | | | | |
| Sewer Pump Station | — | — | — | — | — | — | 0,483 ha | 0,483 ha | 0,966 ha | 6.9% |
| Total Area of Utilities | — | — | — | — | — | — | 0,483 ha | 0,483 ha | 0,966 ha | 6.9% |
| Road | | | | | | | | | | |
| Collector Road | — | — | — | — | — | — | — | — | — | 0.0% |
| Local Road | 0,410 ha | 0,795 ha | 0,416 ha | — | — | — | — | — | 1,621 ha | 11.5% |
| Linear Connections | — | 0,030 ha | — | — | — | — | — | — | 0,030 ha | 0.2% |
| Existing Road | — | — | — | — | — | — | — | — | — | 0.0% |
| Total Area of New Road | 0,410 ha | 0,795 ha | 0,416 ha | — | — | — | — | — | 1,621 ha | 11.5% |
| Open Space | | | | | | | | | | |
| Commuter Park | — | — | — | — | — | 0,956 ha | 2,594 ha | — | 3,550 ha | 25.3% |
| Neighbourhood Park | — | — | — | — | — | — | 2,594 ha | — | 2,594 ha | 18.5% |
| District Recreation Park | — | — | — | — | 2,740 ha | 2,908 ha | — | — | 5,648 ha | 40.2% |
| Neighbourhood Recreation Park | — | — | — | — | — | — | — | — | — | 0.0% |
| Local Recreation Park | — | — | — | — | — | — | — | — | — | 0.0% |
| Local Linear Recreation Park | — | — | — | — | — | — | — | — | — | 0.0% |
| Total Open Space | — | — | — | — | 2,740 ha | 2,908 ha | 0,956 ha | 2,594 ha | 9,208 ha | 65.3% |

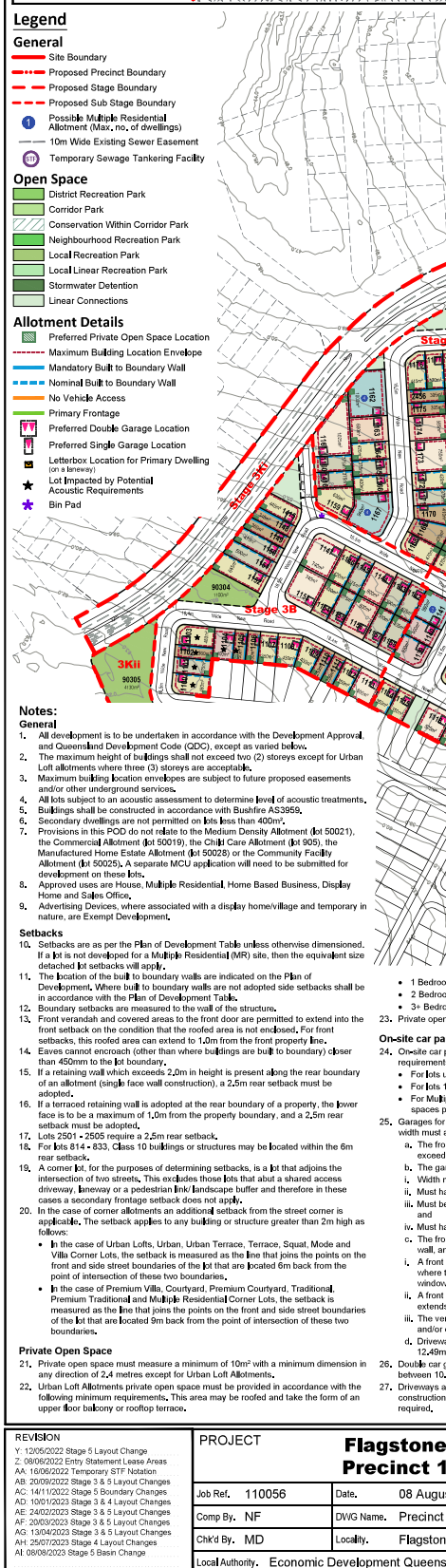
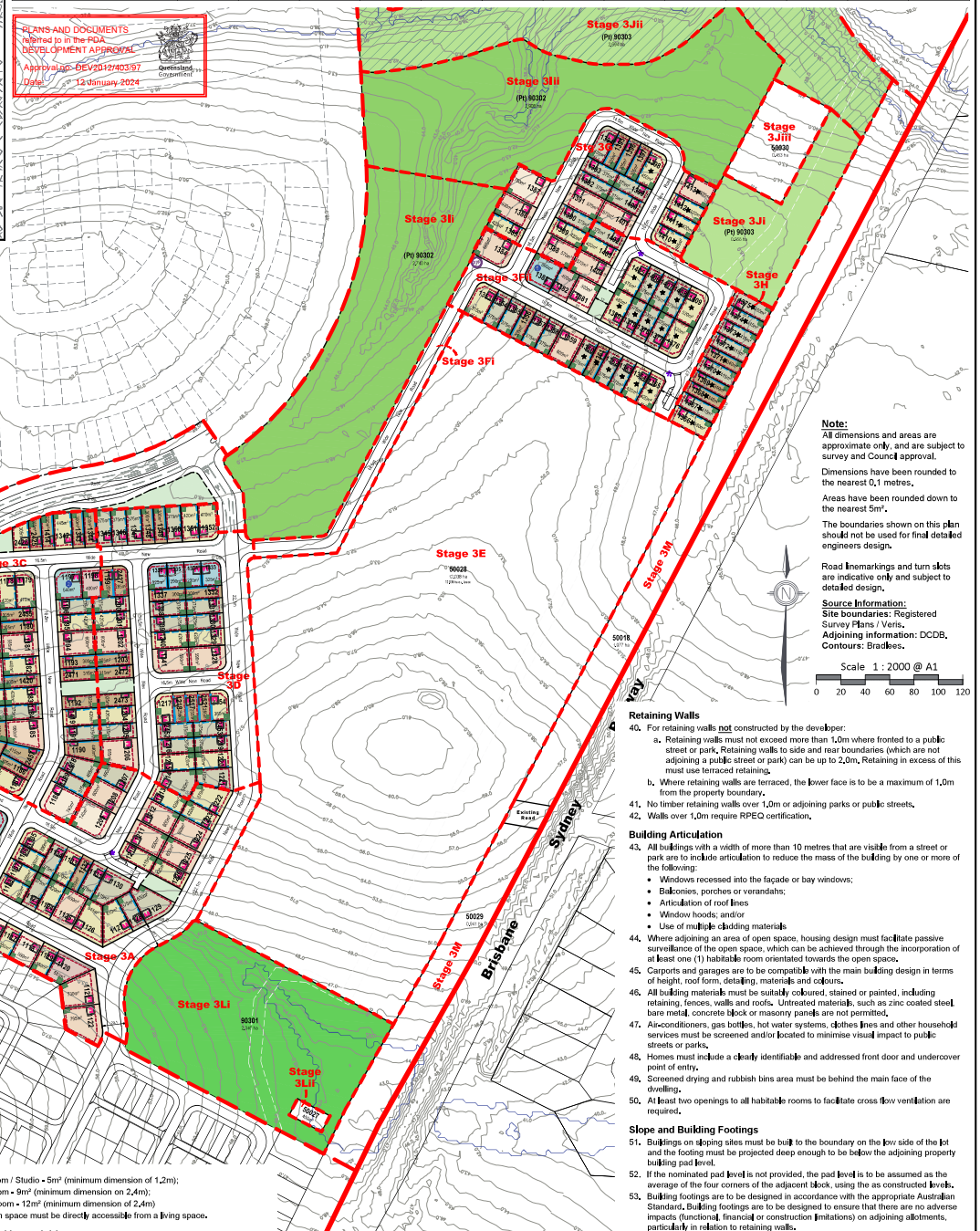


PLANS AND DOCUMENTS
referred to as the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403/97
Date: 12 January 2024



| Yield Breakdown Stage 3 | | | | | | | |
|--|--|--------------|--------------|-----------|------------|----------|----------|
| Residential Allotments | | Typical Size | Typical Area | Stage 3Fi | Stage 3Fii | Stage 3G | Stage 3H |
| Urban & Nano Allotments Product | | 4.7 x 11.5m | 50m² | — | — | — | — |
| Urban Allotments | | 7.5 x 18m | 120m² | — | — | — | — |
| Urban Terrace | | 6.2 x 27.5m | 170m² | — | — | — | — |
| Subtotal | | | | — | — | — | — |
| 16m Deep Product | | | | — | — | — | — |
| Squat Allotment | | 14 x 18m | 220m² | — | — | — | — |
| Subtotal | | | | — | — | — | — |
| 25m Deep Product | | | | — | — | — | — |
| Villa Allotment | | 8.5 x 25m | 213m² | — | — | — | — |
| Villa Allotment | | 10 x 25m | 250m² | — | — | — | — |
| Courtyard Allotment | | 14 x 25m | 350m² | — | — | — | — |
| Premium Courtyard Allotment | | 16 x 25m | 400m² | — | — | — | — |
| Premium Traditional Allotment | | 20 x 25m | 500m² | — | — | — | — |
| Possible Multiple Residential Allotment | | — | — | — | — | — | — |
| Subtotal | | | | — | — | — | — |
| 28m x 30m Deep Product | | | | — | — | — | — |
| Terrace 7.5m Allotment | | 7.5 x 28m | 210m² | — | — | — | — |
| Terrace 9.5m Allotment | | 9.5 x 28m | 265m² | — | — | — | — |
| Subtotal | | | | — | — | — | — |
| 30m Deep Product | | | | — | — | — | — |
| Villa Allotment | | 10 x 30m | 300m² | — | — | — | — |
| Premium Villa Allotment | | 12.5 x 30m | 375m² | — | — | — | — |
| Courtyard Allotment | | 14 x 30m | 420m² | — | — | — | — |
| Traditional Allotment | | 20 x 30m | 600m² | — | — | — | — |
| Premium Traditional Allotment | | 25 x 30m | 720m² | — | — | — | — |
| Possible Multiple Residential Allotment | | — | — | — | — | — | — |
| Subtotal | | | | — | — | — | — |
| Total Residential Allotments | | | | — | — | — | — |
| Residential Net Density | | | | — | — | — | — |
| Super Lots | | | | — | — | — | — |
| Balance Super Allotments | | | | — | — | — | — |
| Manufactured Home Estate Allotment | | | | — | — | — | — |
| Sub Total | | | | — | — | — | — |
| Total Allotments | | | | — | — | — | — |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) | | | | — | — | — | — |
| Maximum Potential Net Residential Density | | | | — | — | — | — |

| | | | | | |
|--|--|------------------------------|--|-----------------------|--|
| <div>REVISION</div> <div>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: 29/03/2023 Stage 3 & 5 Layout Changes AG: 13/04/2023 Stage 3 & 5 Layout Changes AH: 25/07/2023 Stage 4 Layout Changes AI: 09/08/2023 Stage 5 Basin Change</div> | <div>PROJECT</div> <div>Flagstone Precinct 1</div> | | <div>CLIENT</div> <div>PEET</div> | | <div>URBAN DESIGN</div> <div>Level 4 H2 South 520 Wickham Street PO Box 1059 Fortitude Valley QLD 4006 T +61 7 2538 9500 W rpsgroup.com</div> <div>© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction is prohibited without written permission. Please contact the author.</div> |
| | Job Ref. 110056 | Date. 08 August 2023 | Plan of Subdivision Stage 3F – 3J Allotment Layout | | |
| | Comp By. NF | DWG Name. Precinct 1 Stage 3 | | | |
| | Chkd By. MD | Locality. Flagstone | | | |
| | Local Authority. Economic Development Queensland | | | | |
| | | Scale 1 : 1000 | Sheet A1 | Plan Ref 110056 – 385 | Rev AI |

[illegible]

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.
 Road linemarkings and turn skits are indicative only and subject to detailed design.
Source Information:
 Site boundaries: Registered Survey Plans / Varies.
 Adjoining information: DCDB, Contours: Bradlakes.
 Scale 1:2000 @ A1
 0 20 40 60 80 100 120

- ## Retaining Walls
40. For retaining walls **not** constructed by the developer:
- Retaining walls must not exceed more than 1.0m where fronted to a public street or park, Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m, Retaining in excess of this must use terraced retaining walls.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
41. No timber retaining walls over 1.2m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.
- ## Building Articulation
43. All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
- Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials.
44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space that can be achieved through the incorporation of at least one (1) habitable room oriented towards the open space.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
47. Air-conditioners, gas boilers, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48. Homes must include a clearly identifiable and addressed front door and undercover port of entry.
49. Screened drying and rubbish bins area should be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.
- ## Slope and Building Footings
51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, including no objection to the construction of footings.

- Additional Criteria for Multiple Residential Allotments (excluding Lot 60021)**


 54. Buildings must address all street frontages with driveways, pedestrian entries or both,
 55. All dwellings must have a clearly identifiable front door, which is undercover,
 56. Drivelling and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park footpaths.
 57. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

 58. Floor area must be between a minimum of 30m² and 75m².
 59. Materials, detailing, colours and roof form are consistent with those of the primary house,
 60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres,
 61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space,
 62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback,
 63. A minimum of one (1m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling,
 64. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres,
 65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling,
 66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street,

Definitions



Laneway Allotment = Allotments serviced by a laneway.



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|--------|-------|--------------|-----|--|
| | Sheet | Plan Ref | Rev | |
| : 2000 | A1 | 110056 – 386 | A1 | |

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|--|---|---|---|
| REVISION Y: 12/05/2022 Stage 5 Layout Change Z: 06/06/2022 Entry Statement Lease Areas AA: 16/06/2022 Temporary STF Notation AB: 20/06/2022 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: 20/05/2023 Stage 3 & 5 Layout Changes AG: 13/04/2023 Stage 3 & 5 Layout Changes AH: 25/07/2023 Stage 4 Layout Changes AI: 08/08/2023 Stage 5 Basin Change | PROJECT <h2 style="text-align: center;">Flagstone Precinct 1</h2> | CLIENT <div style="text-align: center;">  Plan of Development Stage 3 Overall Residential Allotments </div> | <div style="text-align: right;">  <small>© COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or employment not permitted. Please contact the author.</small> </div> <div style="text-align: right;"> <small>URBAN DESIGN Level 4 HQ South 523 Midtown Street PO Box 1559 Fortitude Valley QLD 4008 T +61 7 3539 9500 W rpsgroup.com</small> </div> |
| | Job Ref. 110056 Date. 08 August 2023 | | |
| | Comp By. NF DWG Name. Precinct 1 Stage 3 | | |
| | Chkd By. MD Locality. Flagstone | | |
| | Local Authority. Economic Development Queensland | | <div> Scale 1 : 2000 Sheet A1 Plan Ref 110056 – 386 Rev AI </div> |



Parking Bay Diagram

Scale 1 : 100

Typical Indented Parking Bay Arrangement

(In accordance with AS2890)

Scale 1 : 100

Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

Open Space

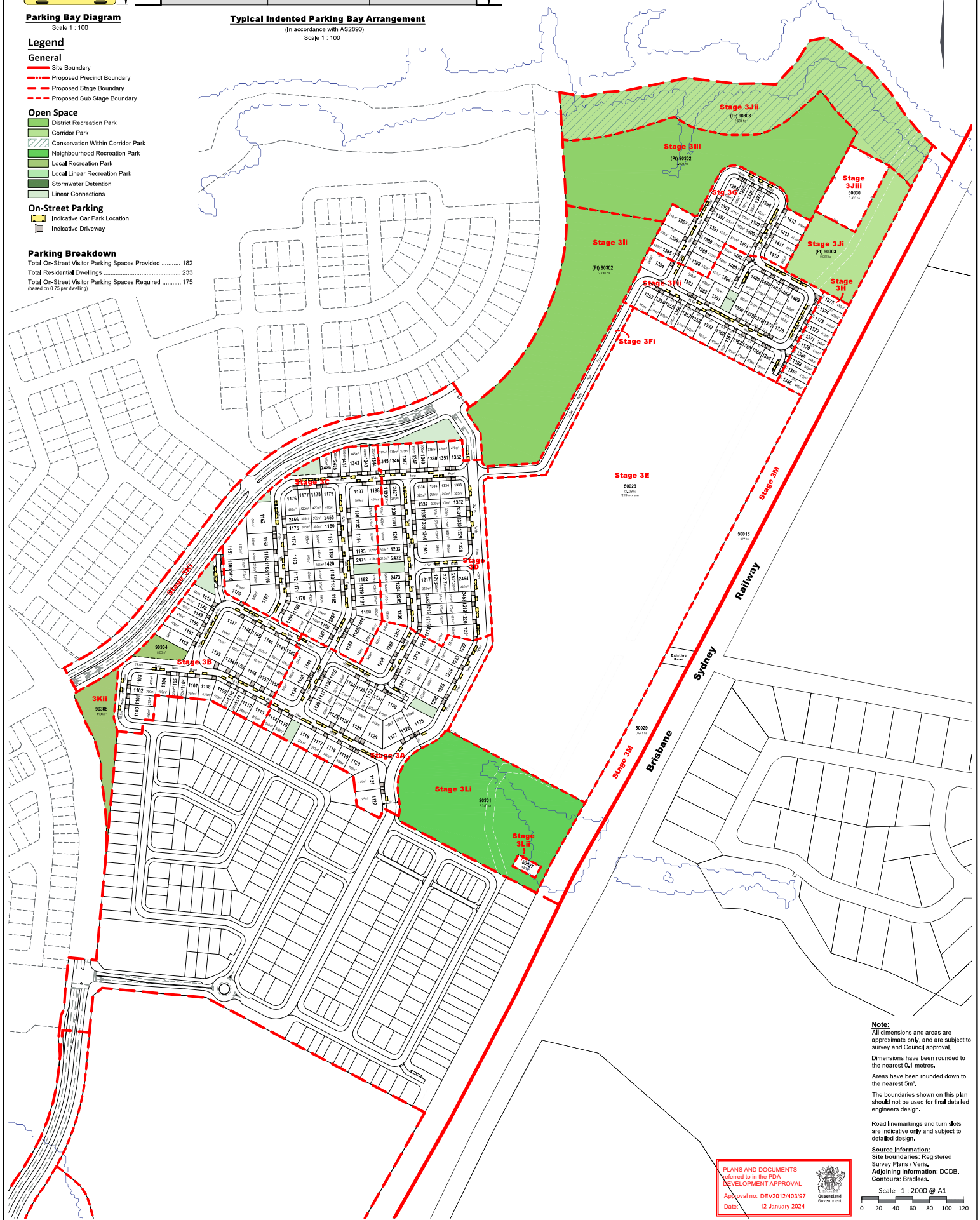
- District Recreation Park
- Corridor Park
- Conservation Within Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections

On-Street Parking

- Indicative Car Park Location
- Indicative Driveway

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 182
Total On-Street Residential Dwellings 233
Total On-Street Visitor Parking Spaces Required 175
(based on 0.75 per dwelling)



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

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

Scale 1 : 2000 @ A1
0 20 40 60 80 100 120



| | | | | | | | | |
|--|--|--------|--|--|----------|-------|--------------|-----|
| <div>REVISION</div> <div>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: 29/03/2023 Stage 3 & 5 Layout Changes AG: 13/04/2023 Stage 3 & 5 Layout Changes AH: 25/07/2023 Stage 4 Layout Changes AI: 08/08/2023 Stage 5 Basin Change</div> | <div>PROJECT</div> <div>Flagstone Precinct 1</div> | | <div>CLIENT</div> <div>PEET</div> <div>Plan of Development Stage 3 Overall Parking Management Plan</div> | <div><div>© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or employment not permitted. Please contact the author.</div></div> <div>URBAN DESIGN Level 4 HQ South 523 Midtown Street PO Box 1559 Fortitude Valley QLD 4008 T +61 7 3539 9500 W rpsgroup.com</div> | | | | |
| | Job Ref. | 110056 | Date. | 08 August 2023 | Scale | Sheet | Plan Ref | Rev |
| | Comp By. | NF | DWG Name. | Precinct 1 Stage 3 | 1 : 2000 | A1 | 110056 – 390 | AI |
| | Chkd By. | MD | Locality. | Flagstone | | | | |
| | Local Authority. | | Economic Development Queensland | | | | | |

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