



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	301.998 ha	52.172 ha	416.965 ha	100.0%
Saleable Area						
Residential Allotments	9.636 ha	10.219 ha	22.160 ha	19.984 ha	61.999 ha	14.9%
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	246.810 ha	—	251.310 ha	60.3%
Total Area of Allotments	11.845 ha	25.176 ha	270.794 ha	20.650 ha	328.465 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	9.665 ha	8.671 ha	26.312 ha	6.3%
Linear Connections	0.071 ha	0.412 ha	0.390 ha	0.429 ha	1.302 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	14.614 ha	12.629 ha	40.332 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	Typicals		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	3	21	63	4%
Premium Villa Allotment	12.5 x 25m	313m ²	—	—	—	3	3	0%
Courtyard Allotment	14 x 25m	350m ²	41	16	27	25	109	7%
Premium Courtyard Allotment	16 x 25m	400m ²	17	6	6	10	39	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	36	63	227	15%
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	91	72	230	16%
Premium Villa Allotment	12.5 x 30m	375m ²	33	66	155	123	377	26%
Courtyard Allotment	14 x 30m	420m ²	51	53	156	124	384	26%
Traditional Allotment	20 x 30m	600m ²	19	27	55	43	144	10%
Premium Traditional Allotment	25 x 30m	720m ²	—	7	5	2	14	1%
Possible Multiple Residential Allotment	—	—	1	2	—	—	3	0%
Subtotal			136	190	462	364	1152	78%
Total Residential Allotments			237	233	509	498	1477	100%
Residential Net Density			18.0 dw/ha	12.9 dw/ha	15.0 dw/ha	16.5 dw/ha	15.5 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	
Manufactured Home Estate Allotment	—	—	—	1	—	—	1	
Balance Super Allotments	—	—	—	—	—	—	7	
Sub Total			2	3	6	1	12	
Utilities								
Sewer Pump Station	—	—	—	2	—	—	2	
Sub Total				2	—	—	2	
Total Allotments			239	238	515	499	1491	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			240	242	509	501	1492	
Maximum Potential Net Residential Density			18.2 dw/ha	13.4 dw/ha	15.0 dw/ha	16.6 dw/ha	15.6 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/128
Date: 04 April 2024

- 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)

Scale 1:3000 @ A1

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
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: 20/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/07/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change

PROJECT		CLIENT	
Job Ref. 110056	Date. 12 February 2024	PEET	
Comp By. NF	DWG Name. Precinct 1 Stages 2-5	Plan of Subdivision	
Chk'd By. MD	Locality. Flagstone	Stages 2 – 5	
Local Authority. Economic Development Queensland		Overall Allotment Layout - Sub - Staging	

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