



See RPS Plan  
Ref: 110056-391

- Legend**
- Site Boundary
  - Proposed Sub 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-1F (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 5m<sup>2</sup>.  
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

**Source Information:**  
Site boundaries: Registered Survey Plans / Vets.  
Adjoining Information: OADB, Contours: Bradlacs.

**REVISION**  
Y: 12/05/2022 Stage 5 Layout Change  
Z: 08/06/2022 Entry Statement Lease Areas  
AA: 18/06/2022 Temporary STF Notation  
AB: 20/08/2022 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: 20/07/2023 Stage 3 & 5 Layout Changes  
AI: 08/08/2023 Stage 5 Basin Change

<b>PROJECT</b>		<b>Flagstone Precinct 1</b>		<b>CLIENT</b>	
Job Ref.	110056	Date:	08 August 2023		
Comp By.	NF	DWG Name.	Precinct 1 Stages 2-5		
Chk'd By.	MD	Locality.	Flagstone		
Local Authority.				Economic Development Queensland	

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



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

**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%
<b>Saleable Area</b>						
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	2,819 ha	246,810 ha	—	251,310 ha	60.3%
<b>Total Area of Allotments</b>	<b>11,845 ha</b>	<b>25,176 ha</b>	<b>270,794 ha</b>	<b>20,650 ha</b>	<b>328,465 ha</b>	<b>78.8%</b>
<b>Utilities</b>						
Sewer Pump Station	—	0,508 ha	—	—	0,508 ha	0.1%
<b>Total Area of Utilities</b>	<b>—</b>	<b>0,508 ha</b>	<b>—</b>	<b>—</b>	<b>0,508 ha</b>	<b>0.1%</b>
<b>Road</b>						
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%
<b>Total Area of New Road</b>	<b>5,038 ha</b>	<b>8,051 ha</b>	<b>14,614 ha</b>	<b>12,629 ha</b>	<b>40,332 ha</b>	<b>9.7%</b>
<b>Open Space</b>						
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	2.2%
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	—	—	0,523 ha	0.1%
Local Linear Recreation Park	—	—	—	0,366 ha	0,366 ha	0.1%
Stormwater Detention	—	—	—	—	—	0.0%
<b>Total Open Space</b>	<b>—</b>	<b>12,177 ha</b>	<b>16,590 ha</b>	<b>18,893 ha</b>	<b>47,660 ha</b>	<b>11.4%</b>

**Yield Breakdown Stages 2 – 5**

Residential Allotments	Typical Size	Typical Area	Stage 2	Stage 3	Stage 4	Stage 5	Overall
			Count	Count	Count	Count	
<b>Urban &amp; Nano Allotments Product</b>							
Urban Loft	4.7 x 11.5m	50m <sup>2</sup>	—	—	—	—	0%
Urban Allotments	7.5 x 10m	75m <sup>2</sup>	—	—	—	—	0%
Urban Terrace	7.5 x 27.5m	170m <sup>2</sup>	—	—	—	16	1%
<b>Subtotal</b>						<b>16</b>	<b>1%</b>
<b>16m Deep Product</b>							
Squall Allotment	14 x 16m	223m <sup>2</sup>	—	4	4	10	1%
<b>Subtotal</b>				<b>4</b>	<b>4</b>	<b>10</b>	<b>1%</b>
<b>26m Deep Product</b>							
Mode Allotment	8.5 x 25m	213m <sup>2</sup>	—	—	—	4	0%
Villa Allotment	10 x 25m	250m <sup>2</sup>	29	10	3	20	6%
Courtyard Allotment	14 x 25m	350m <sup>2</sup>	41	16	27	26	11%
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	17	6	6	11	4%
Premium Traditional Allotment	20 x 25m	500m <sup>2</sup>	—	4	—	1	0%
Possible Multiple Residential Allotment	—	—	2	3	—	2	7%
<b>Subtotal</b>			<b>89</b>	<b>39</b>	<b>36</b>	<b>64</b>	<b>22%</b>
<b>28m - 30m Deep Product</b>							
Terrace 4.5m Allotment	4.5 x 28m	126m <sup>2</sup>	—	—	—	—	0%
Terrace 5.6m Allotment	5.6 x 28m	158m <sup>2</sup>	—	—	—	—	0%
Terrace 7.5m Allotment	7.5 x 28m	210m <sup>2</sup>	8	—	5	33	4%
Terrace 9.5m Allotment	9.5 x 28m	266m <sup>2</sup>	4	—	2	12	1%
<b>Subtotal</b>			<b>12</b>	<b>—</b>	<b>7</b>	<b>45</b>	<b>4%</b>
<b>30m Deep Product</b>							
Villa Allotment	10 x 30m	300m <sup>2</sup>	32	35	91	72	23%
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	33	66	155	123	37%
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	51	53	156	124	38%
Traditional Allotment	20 x 30m	600m <sup>2</sup>	19	27	55	43	14%
Premium Traditional Allotment	25 x 30m	720m <sup>2</sup>	—	7	5	2	1%
Possible Multiple Residential Allotment	—	—	1	2	—	3	0%
<b>Subtotal</b>			<b>136</b>	<b>190</b>	<b>462</b>	<b>364</b>	<b>115%</b>
<b>Total Residential Allotments</b>			<b>237</b>	<b>233</b>	<b>509</b>	<b>499</b>	<b>100%</b>
<b>Residential Net Density</b>			<b>18.0 dw/ha</b>	<b>12.9 dw/ha</b>	<b>15.0 dw/ha</b>	<b>16.5 dw/ha</b>	<b>15.5 dw/ha</b>
<b>Super Lots</b>			<b>Lots</b>	<b>Lots</b>	<b>Lots</b>	<b>Lots</b>	<b>Lots</b>
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	—	—	—	—	—	7	7
<b>Sub Total</b>			<b>2</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>12</b>
<b>Utilities</b>							
Sewer Pump Station	—	—	—	2	—	—	2
<b>Sub Total</b>				<b>2</b>	<b>—</b>	<b>—</b>	<b>2</b>
<b>Total Allotments</b>			<b>239</b>	<b>238</b>	<b>515</b>	<b>500</b>	<b>1492</b>
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>			<b>240</b>	<b>242</b>	<b>509</b>	<b>501</b>	<b>1492</b>
<b>Maximum Potential Net Residential Density</b>			<b>18.2 dw/ha</b>	<b>13.4 dw/ha</b>	<b>15.0 dw/ha</b>	<b>16.6 dw/ha</b>	<b>15.6 dw/ha</b>

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