

Yield Breakdown

	Stage 8	
	Yield	%
Super Lots		
State Primary School	1	100.0%
Sub Total	1	100.0%

Land Budget

Land Use	Stage 8	
	Area	%
Stage Area	10.176 ha	100.0%
Saleable Area		
State Primary School	7.007 ha	68.9%
Total Area of Saleable Area	7.007 ha	68.9%
Road		
North South Arterial Dedication (incl. batters)	0.266 ha	2.6%
Trunk Connector 2 Lanes (23.7m)	2.195 ha	21.6%
Neighbourhood Connector (20.2m)	0.708 ha	7.0%
Total Area of Road	3.169 ha	31.1%

- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Existing Q100
 - Concept Design Contours (1m)
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

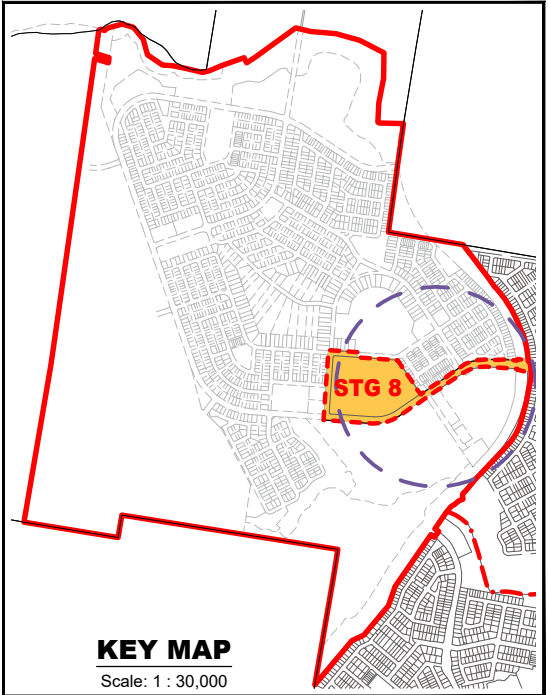
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

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: Veris.
Adjoining information: Veris.
Design Contours: Colliers (29-08-2024).
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.



FLAGSTONE CA3 SOUTH
STAGE 8
PLAN OF SUBDIVISION



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