

Land Budget Stage 7											
Land Use	Stage 7A	Stage 7B	Stage 7C	Stage 7D	Stage 7E	Stage 7F	Stage 7G	Overall			
Area of Subject Site	18,382 ha	1,409 ha	1,192 ha	5,755 ha	0,340 ha	0,379 ha	0,416 ha	27,853 ha	#REF!		
Saleable Area	—	—	0,140 ha	0,346 ha	—	—	—	0,486 ha	1.7%		
Residential Allotments	2,281 ha	0,919 ha	0,480 ha	0,394 ha	0,228 ha	0,379 ha	0,374 ha	5,055 ha	18.1%		
Town Centre Frame Allotments	0,016 ha	—	—	—	—	0,030 ha	—	0,046 ha	0.2%		
Service Allotments	15,138 ha	—	—	4,671 ha	—	—	—	19,809 ha	71.1%		
Balance Super Allotments	17,435 ha	0,919 ha	0,620 ha	5,411 ha	0,228 ha	0,379 ha	0,404 ha	25,396 ha	91.2%		
Total Area of Allotments	17,435 ha	0,919 ha	0,620 ha	5,411 ha	0,228 ha	0,379 ha	0,404 ha	25,396 ha	91.2%		
Road	—	0,189 ha	0,246 ha	0,247 ha	—	—	—	0,681 ha	2.4%		
Collector Road	0,867 ha	0,281 ha	0,326 ha	0,092 ha	0,112 ha	—	—	1,678 ha	6.0%		
Local Road	0,060 ha	0,021 ha	—	0,005 ha	—	0,012 ha	—	0,098 ha	0.4%		
Linear Connections	—	—	—	—	—	—	—	—	—		
Road Widening	0,060 ha	0,021 ha	—	0,005 ha	—	0,012 ha	—	0,098 ha	0.4%		
Total Area of New Road	0,927 ha	0,490 ha	0,572 ha	0,344 ha	0,112 ha	—	—	2,457 ha	8.8%		
Road Lengths	Length	Length	Length	Length	Length	Length	Length	Length	Length		
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length		
6.5m Wide New Road	—	—	120m	—	—	—	—	—	120m		
14.5m Wide New Road	184m	—	—	42m	—	—	—	—	226m		
16.5m Wide New Road	—	57m	—	—	—	—	—	—	57m		
21m Wide New Road	120m	131m	—	—	—	—	—	—	259m		
22.1m Wide New Road	255m	—	—	—	—	—	—	—	255m		
22.1m Wide New Road	65m	78m	85m	—	—	—	—	—	313m		
Total Length of New Road	439m	266m	205m	127m	—	—	—	—	120m		

Yield Breakdown Stage 7											
Product Name	Typical Size	Stage 7A	Stage 7B	Stage 7C	Stage 7D	Stage 7E	Stage 7F	Stage 7G	Overall		
26m Deep Product	7.5 x 25m	—	—	5	11	—	—	—	16	73%	
SOHO Terrace 7.5m Allotment	7.5 x 25m	—	—	2	4	—	—	—	6	27%	
SOHO Terrace 9.5m Allotment	9.5 x 25m	—	—	7	15	—	—	—	22	100%	
Subtotal		—	—	—	—	—	—	—	—	—	
Total Residential Allotments		—	—	7	15	—	—	—	22	100%	
Super Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Town Centre Frame	1	3	2	1	1	1	1	1	10		
Service Allotments	1	—	—	—	—	—	—	—	2		
Balance Super Allotments	1	—	—	2	1	1	1	—	5		
Sub Total	3	4	2	3	2	2	2	1	17		
Total Allotments		3	4	9	18	2	2	1	39		

- Legend**
- Site Boundary
 - Stage Boundary
 - Loft Dwelling Permitted subject to further approval
 - Possible Multiple Residential Allotment (Max. no. of dwellings) subject to further approval
 - Q5 Flood Line
 - Q100 Flood Line
 - Category B area (Remnant vegetation)
 - Access Easement
 - Road Widening

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

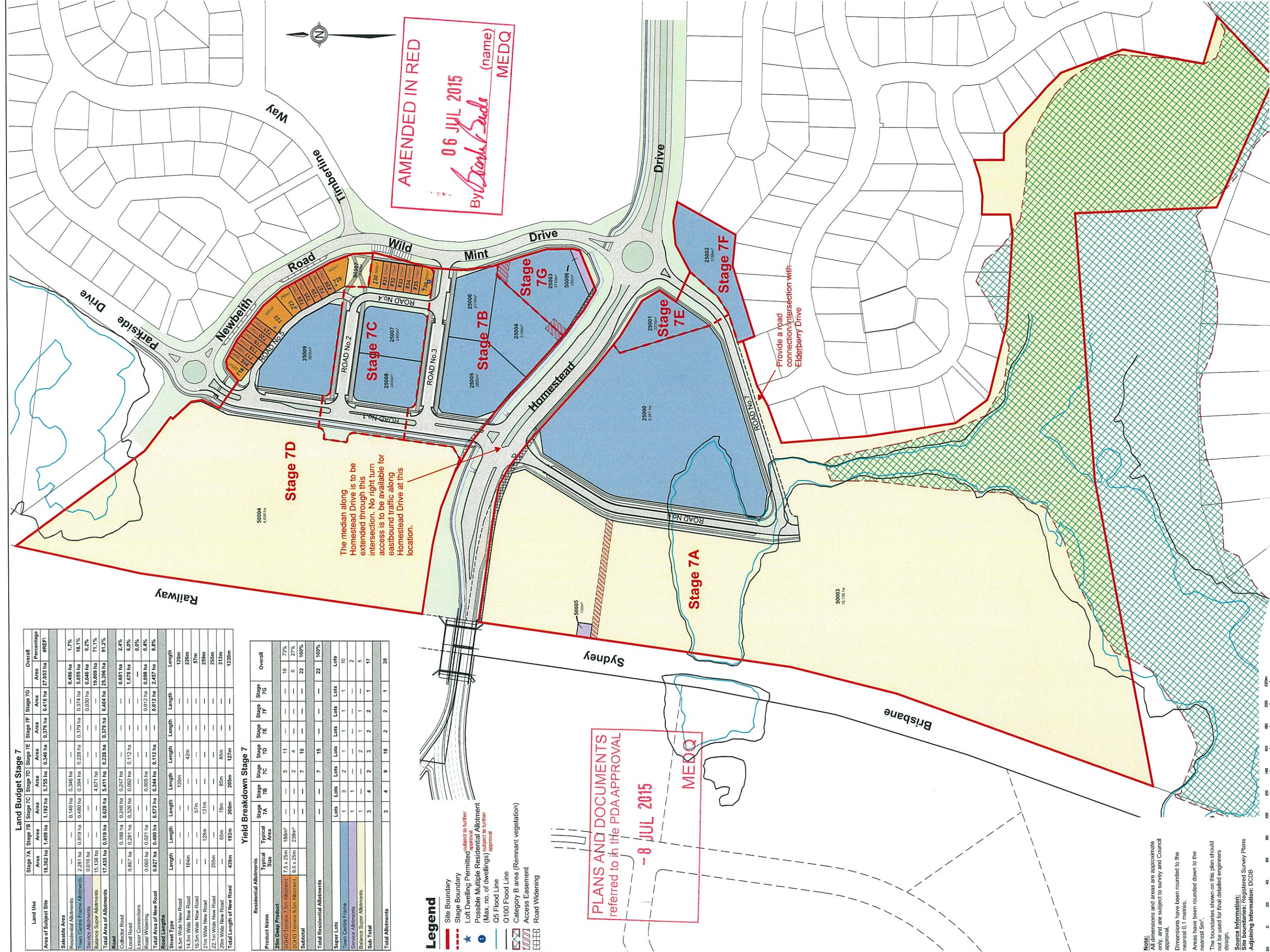
- 8 JUL 2015

MEQQ

AMENDED IN RED

06 JUL 2015

By *David Sude* (name) MEDQ



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.
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Registered Survey Plans
Adjoining Information: DCDB

REVISION		Level Datum	Date
A	06/05/2015 RPI Response	Origin	19 May 2015
B	18/05/15 Amend Staging		
Scale		Sheet	Job Reference
1 : 1500		A1	110056

CLIENT		PROJECT	
PEET		FLAGSTONE PRECINCT 1	
PLAN OF SUBDIVISION		Rev	
STAGE 7		Plan Ref	
TOWN CENTRE EAST		110056 - 270	

