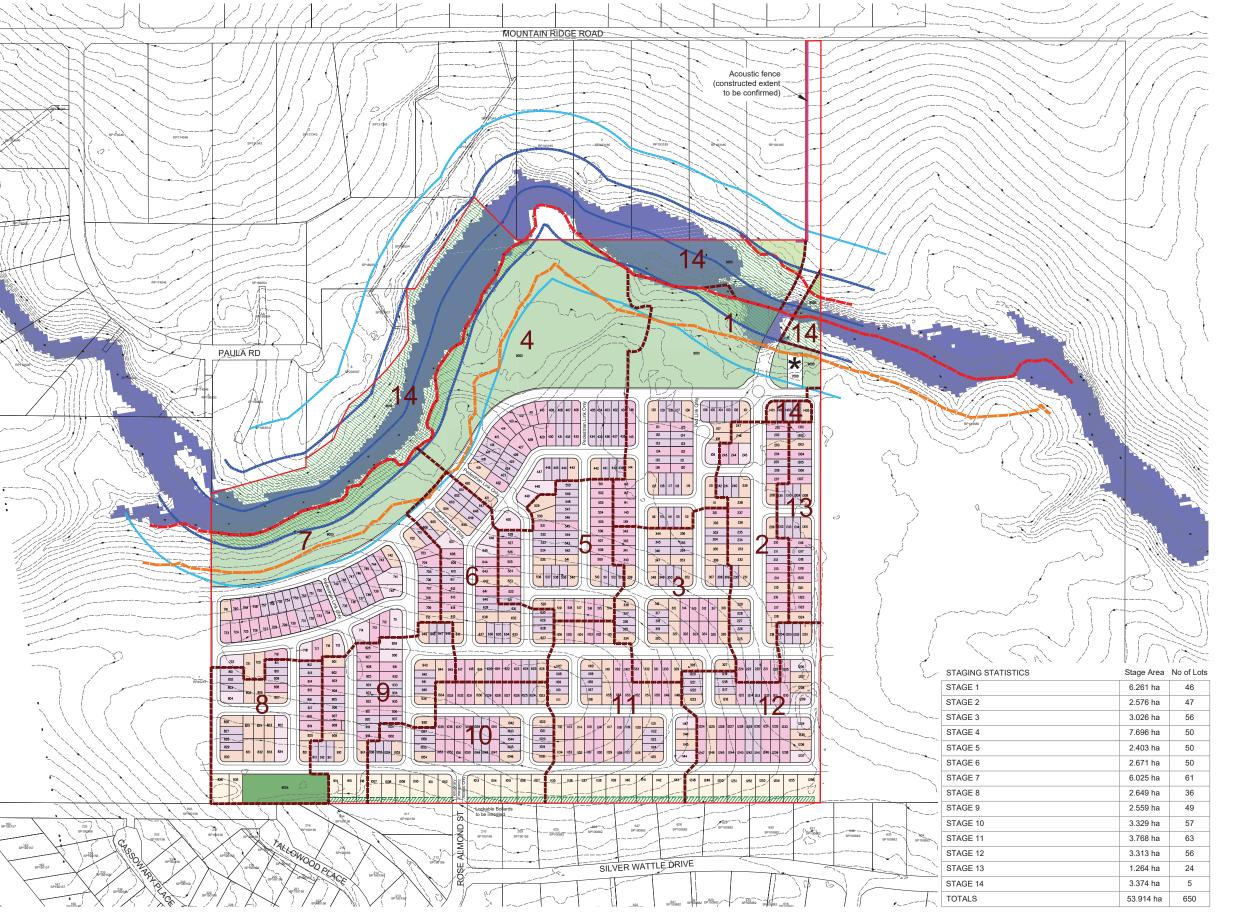
### STAGING PLAN - OVERALL



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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

Flagstone Creek Centreline

50m Centreline Waterway Buffer

100m Centreline Waterway Buffer

Aprrox High Bank - Derived from Slope analysis utilising lidar data

--- 50m High Bank Offset

Pump Station

Riparian Zone - 7.4 ha

Linear Park - 2260 m²

District Park - 9.403 ha

Staging No.

Staging Boundary

sequential Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

Note: Staging is

PLANS AND DOCUMENTS DEVELOPMENT APPROVAL

Approval no: DEV2017/887 21 October 2019

Gross density (53.91 ha) 12.3 dwellings per hectare (excluding District Park/Linear Open Space)

#### DEVELOPMENT STATISTICS

| Development Area                        | 53.914 ha |       |
|---|-----------|-------|
| Total Length of New Roads               | 7018 m    |       |
| Total Area of New Roads                 | 12.90 ha  | 23.9% |
| Villa (10.0m -12.49m frontage)          | 233       | 35.9% |
| Premium Villa (12.5m - 13.99m frontage) | 198       | 30.5% |
| Courtyard (14m - 15.99m frontage)       | 158       | 24.3% |
| Premium Courtyard (16m + frontage)      | 27        | 4.1%  |
| Interface Lots                          | 34        | 5.2%  |
| Total Residential Allotments            | 650       | 100%  |
| Average Lot Size                        | 390 m²    |       |
| Total Open Space                        | 15.653 ha | 29.0% |
| Stormwater / Detention Basin            | 4455 m²   | 0.8%  |
| ·                                       |           |       |

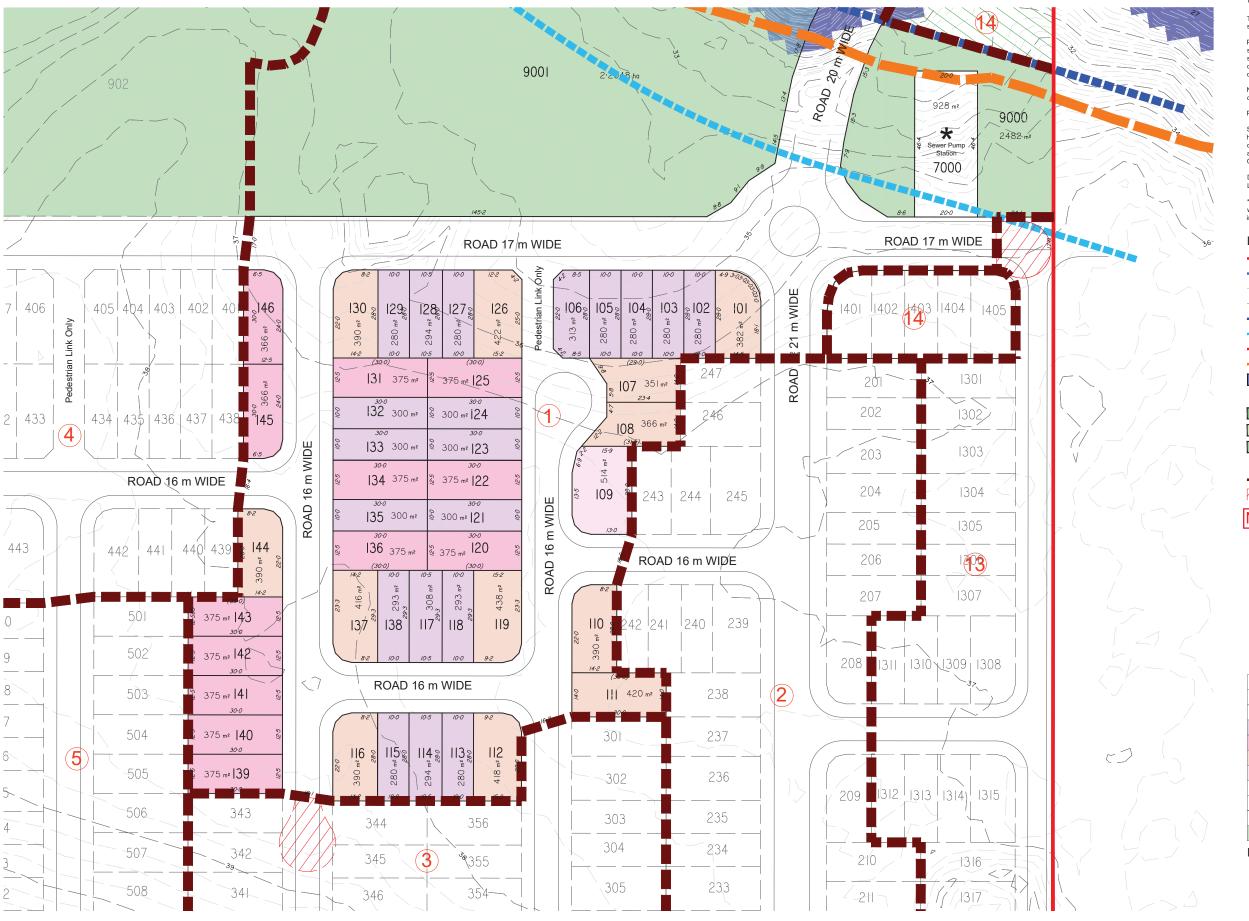
RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

SCALE @A1 1:2500 @A3 1:5000 - LENGTHS ARE IN METRES 20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300







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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

50m Centreline Waterway Buffer

100m Centreline Waterway Buffer

Aprrox High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

Pump Station

Riparian Zone - 7.6 ha

Linear Park - 2260 m<sup>2</sup>

District Park - 9.403 ha

1 Staging No.

Staging Boundary TemporaryTurn-Around Easement to be Provided

Note: Staging is sequential

## AMENDED IN RED

By: Marissa Bais Date: 21 October 2019

DEVELOPMENT APPROVAL



STAGING STATISTICS - STAGE 1

| Stage Area                              | 6.261 ha |       |
|---|----------|-------|
| Length of New Roads                     | 1115 m   |       |
| Area of New Roads                       | 2.121ha  | 33.9% |
| Villa (10.0m - 12.49m frontage)         | 20       | 43.5% |
| Premium Villa (12.5m - 13.99m frontage) | 13       | 28.3% |
| Courtyard (14m - 15.99m frontage)       | 12       | 26.1% |
| Premium Courtyard (16m + frontage)      | 1        | 2.1%  |
| Total Residential Allotments            | 46       | 100%  |
| Average Lot Size                        | 346 m²   |       |
| Pump Station (Lot 7000)                 | 928 m²   |       |
| Open Space (Lots 9000 & 9001)           | 2.453 ha | 39.2% |

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507



105 | 104 |

107

80L

110 **242 241** 

301

302

303

304

305

306

307

ROAD 16 m WIDE

\311`

325

3

312

324

313

323V

×358/

1221

1223

308+309

310

326

327

1218

1217

1216

243

244

ROAD 16 m WIDE

240%

420 m² 238

375 m² 237

420 m² 236

315 m² 235

315 m² 234

420 m² 233

429 m² 232

230 231

418 m² 229

280 m²**228** 

294 m²**227** 

280 m<sup>2</sup>226

390 m225

109

1

103 1

1Ó1

245

239

247

246

106

126

24

23

22

2|

20

119

112

55

53

352

# NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

#### NOTES

1302

1303

1304

1305

1306

1307

201 375 m<sup>2</sup>

202 300 m<sup>2</sup> 3

203 420 m<sup>2</sup>

204 375 m²

205 300 m<sup>2</sup>

206 300 m<sup>2</sup>

207 384 m²

209

210 375 m25

211 315 m²

212 315 m<sup>2</sup>

213 375 m<sup>2</sup>

214 375 m2 s

215 420 m²

216 375 m²

217 375 m<sup>2</sup>

218 435 m<sup>2</sup>

04 | 1203 | 1202 |

219

ROAD 21 m WIDE

222

1214 1213

221

1212/1/211

1210

223

1215/

(12)

**208** | 1311 | 1310 | 1309 | 1308

ROAD 16 m WIDE 13

1314

1316

/317

1318

1319

1320

1321

1322

1323

1201

1207

1209

1315

390

2

m WIDE

2

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### LEGEND

Site Boundary

Logan City Council 2016 Flood Mapping

— Minor Contour 0.25m Interval

Major Contour 1.0m interval

1 Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE NEAREST  $0.1 \mathrm{m}$ 

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 21 October 2019

Note: Staging is sequential

AMENDED IN RED

By: Marissa Bais
Date: 21 October 2019

10

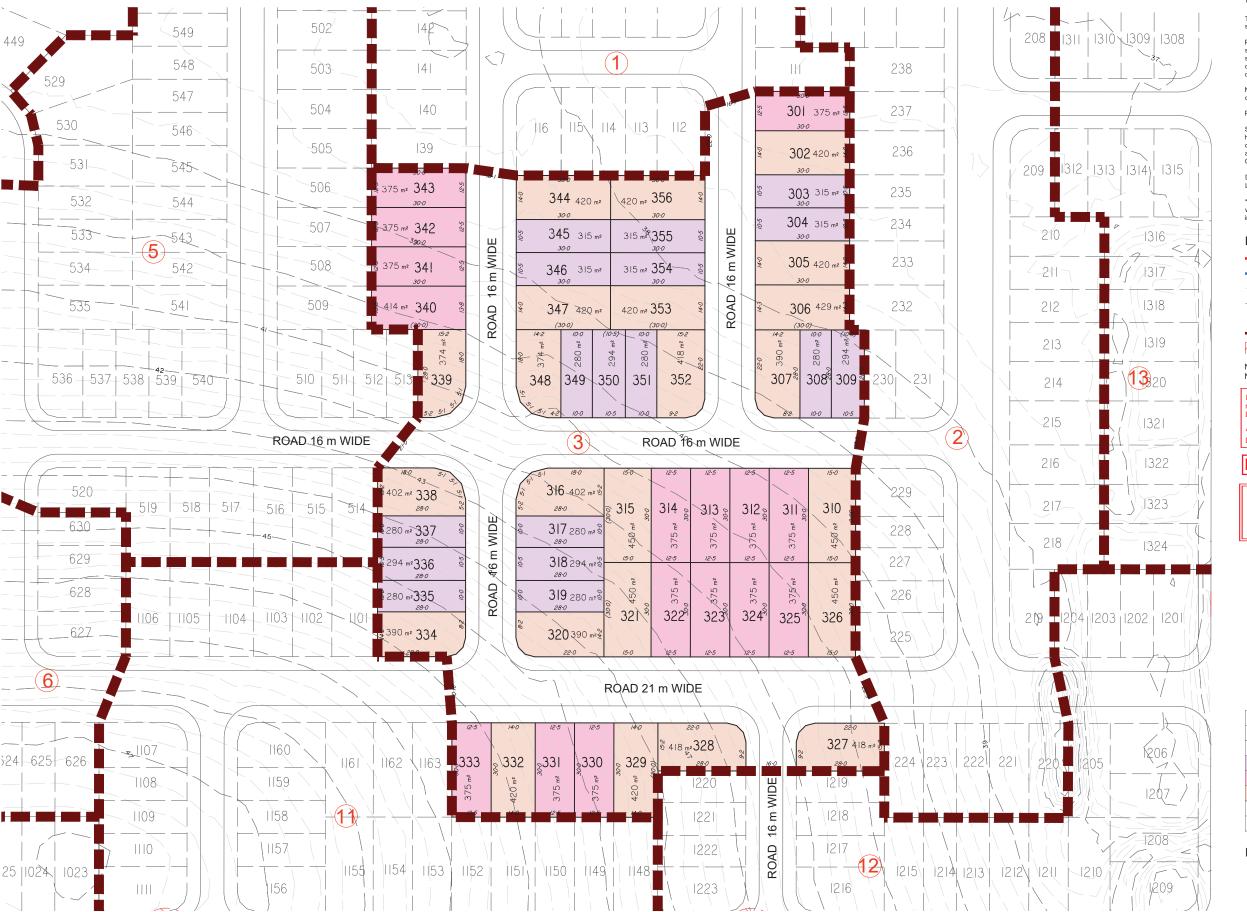
STAGING STATISTICS - STAGE 2

| Stage Area                              | 2.576 ha |       |
|---|----------|-------|
| Length of New Roads                     | 435m     |       |
| Area of New Roads                       | 8865 m²  | 34.4% |
| Villa (10.0m - 12.49m frontage)         | 16       | 34.0% |
| Premium Villa (12.5m - 13.99m frontage) | 14       | 29.8% |
| Courtyard (14m - 15.99m frontage)       | 16       | 34.0% |
| Premium Courtyard (16m + frontage)      | 1        | 2.2%  |
| Total Residential Allotments            | 47       | 100%  |
| Average Lot Size                        | 360 m²   |       |

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507





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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

1 Staging No.

Staging Boundary

/ / TemporaryTurn-Around Easement to be Provided

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/887 21 October 2019

Note: Staging is sequential

By: Marissa Bais Date: 21 October 2019



#### STAGING STATISTICS - STAGE 3

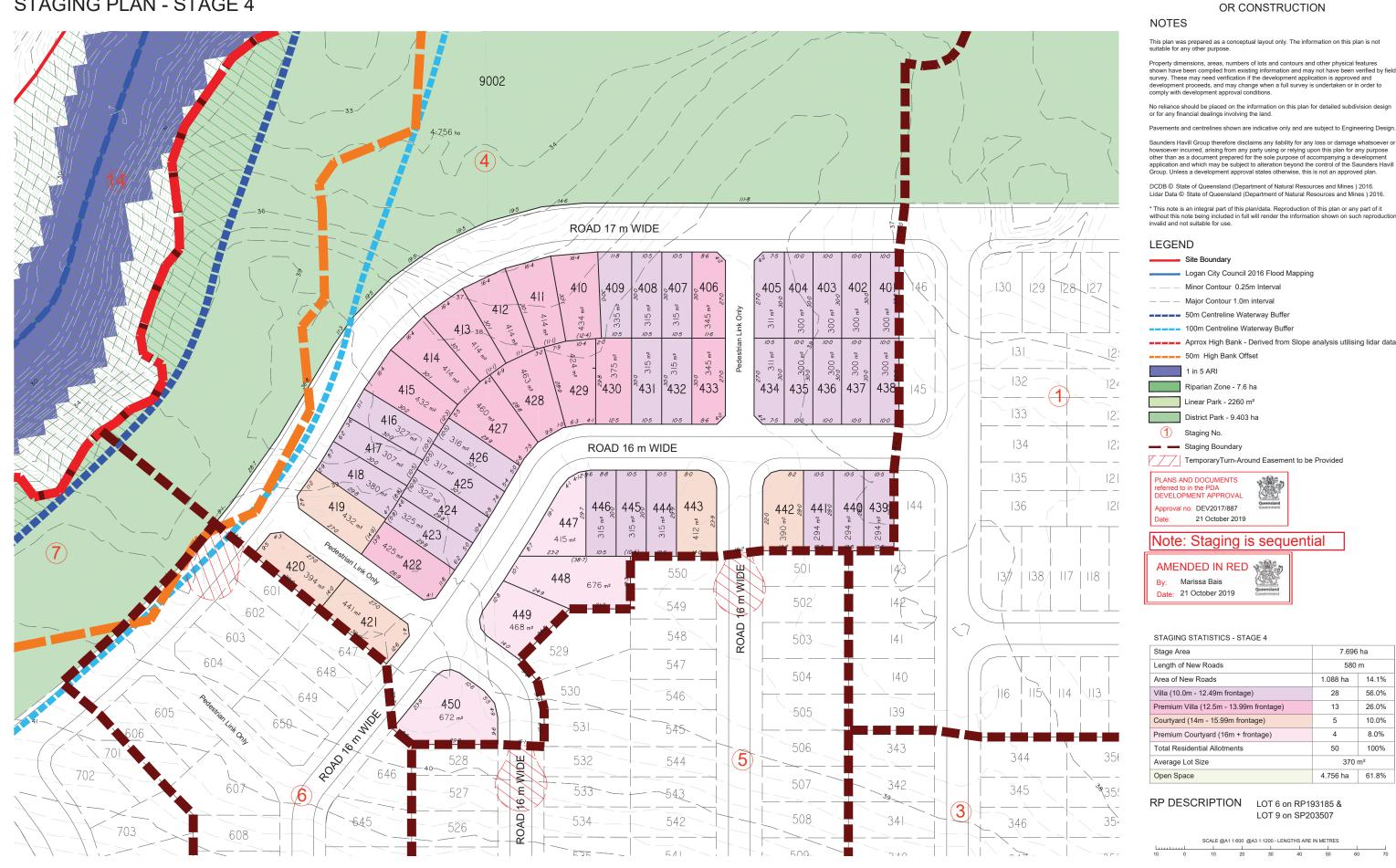
| Stage Area                              | 3.026 ha |       |
|---|----------|-------|
| Length of New Roads                     | 530 m    |       |
| Area of New Roads                       | 9675m²   | 32.0% |
| Villa (10.0m - 12.49m frontage)         | 17       | 30.3% |
| Premium Villa (12.5m - 13.99m frontage) | 16       | 28.6% |
| Courtyard (14m - 15.99m frontage)       | 23       | 41.1% |
| Total Residential Allotments            | 56       | 100%  |
| Average Lot Size                        | 368 m²   |       |

RP DESCRIPTION

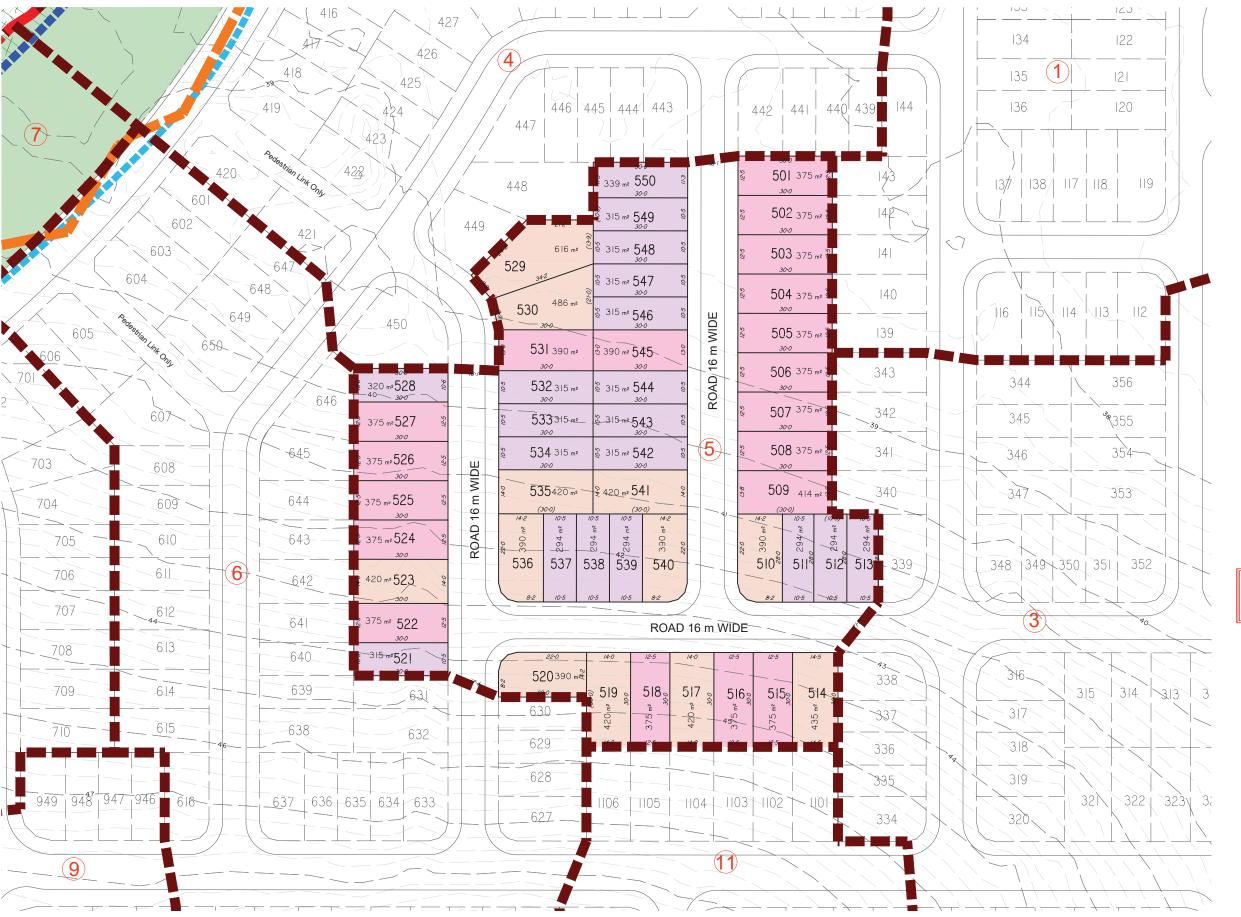
LOT 6 on RP193185 & LOT 9 on SP203507



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NOT TO BE USED FOR ENGINEERING DESIGN



#### NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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#### **LEGEND**

#### Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

----- Mario Centrelime 1 Waternterva Buffer

100m Centreline Waterway Buffer

Aprrox High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

Riparian Zone - 7.6 ha

Linear Park - 2260 m²

District Park - 9.403 ha

Staging No. Staging Boundary

TemporaryTurn-Around Easement to be Provided

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887 21 October 2019

#### Note: Staging is sequential

AMENDED IN RED By: Marissa Bais

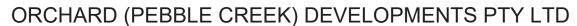
Date: 21 October 2019

#### STAGING STATISTICS - STAGE 5

| Stage Area                              | 2.403 ha |       |
|---|----------|-------|
| Length of New Roads                     | 355m     |       |
| Area of New Roads                       | 5750 m²  | 23.9% |
| Villa (10.0m - 12.49m frontage)         | 19       | 38.0% |
| Premium Villa (12.5m - 13.99m frontage) | 19       | 38.0% |
| Courtyard (14m - 15.99m frontage)       | 12       | 24.0% |
| Total Residential Allotments            | 50       | 100%  |
| Average Lot Size                        | 366 m²   |       |
|   |          |       |

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507



#### NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

### **NOTES**

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532

533

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630 294

629 294 m

628 294 m²

627 390 m

538

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<del>(1-1)</del>

1109

1110

1112

518

449

5

WIDE

16 m

ROAD

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315

625

626

413\_38

414

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HQ29 | 1028 | 1027 | 1026 |1025 |1024 | 1023

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10,45

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429 m²

645 448 m<sup>2</sup>

644 375 m²

643 <sub>375 m²</sub>

642 420 m2

641 375 m²

640 315 m²

639 315 m² &

638 420 m² 🕏

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635

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ROAD 21 m WIDE

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3/9/10/10/649

16 m WIDE

ROAD

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618

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1030

1039 1040

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650

602

603

630 m² 607

375 m² 608

375 m² 609

315 m² 610

315 m2 611

375 m² 612

375 m² 613

375 m² 614

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#### LEGEND

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval 50m Centreline Waterway Buffer

Aprrox High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

1 in 5 ARI

Riparian Zone - 7.6 ha

Linear Park - 2260 m² District Park - 9.403 ha

Staging No.

 Staging Boundary TemporaryTurn-Around Easement to be Provided

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2017/887



Note: Staging is sequential

AMENDED IN RED

By: Marissa Bais Date: 21 October 2019



## STACING STATISTICS - STAGE 6

| STAGING STATISTICS - STAGE 6            |         |          |  |
|---|---------|----------|--|
| Stage Area                              | 2.671   | 2.671 ha |  |
| Length of New Roads                     | 430     | 430m     |  |
| Area of New Roads                       | 8325 m² | 24.6%    |  |
| Villa (10.0m - 12.49m frontage)         | 21      | 42.0%    |  |
| Premium Villa (12.5m - 13.99m frontage) | 13      | 26.0%    |  |
| Courtyard (14m - 15.99m frontage)       | 13      | 260%     |  |
| Premium Courtyard (16m + frontage)      | 3       | 6.0%     |  |
| Total Residential Allotments            | 50      | 100%     |  |
| Average Lot Size                        | 368     | m²       |  |

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

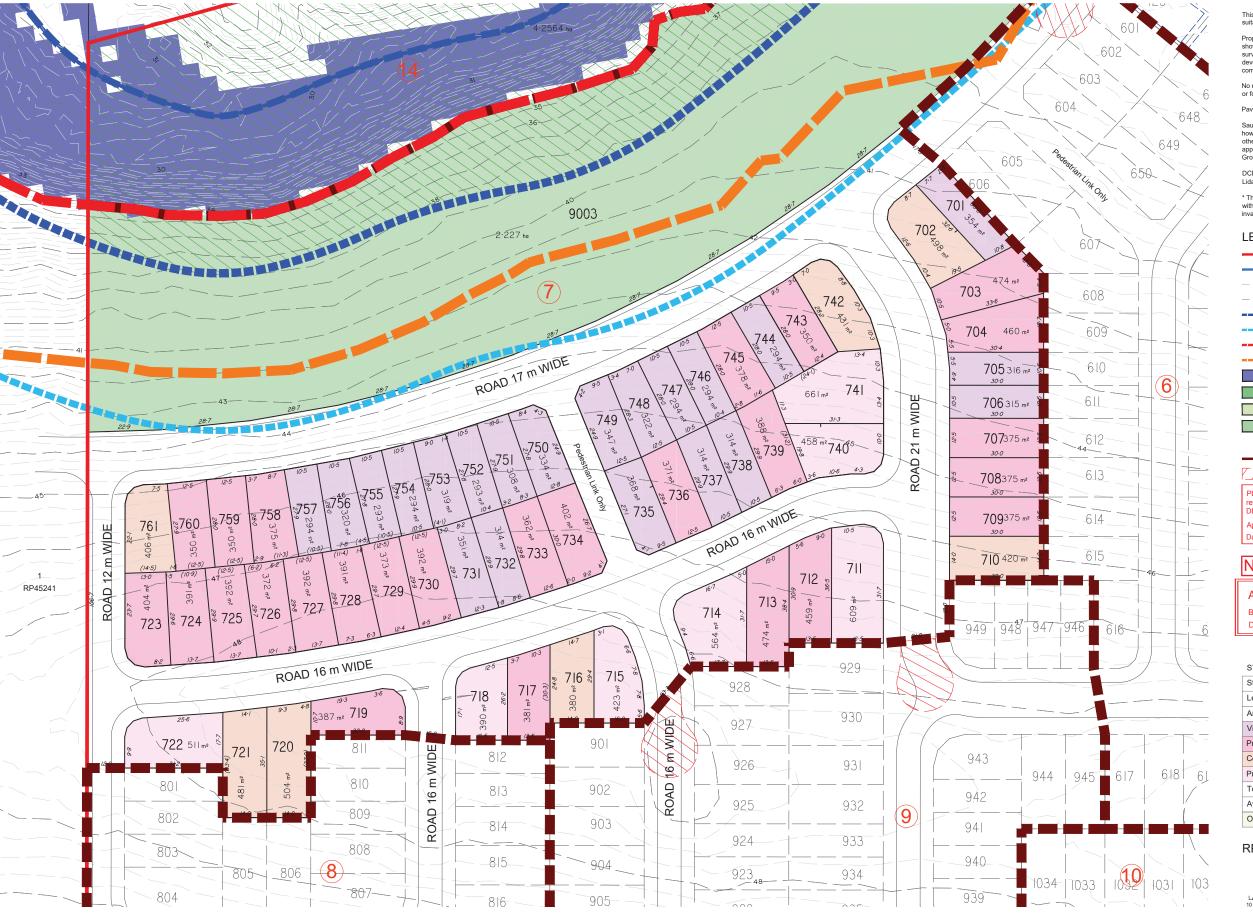


ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

1020

1019

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#### **LEGEND**

#### Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

50m Centreline Waterway Buffer

100m Centreline Waterway Buffer

Aprrox High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

Riparian Zone - 7.6 ha

Linear Park - 2260 m²

District Park - 9.403 ha

1 Staging No

Staging Boundary

TemporaryTurn-Around Easement to be Provided

PLANS AND DOCUMENTS

Approval no: DEV2017/887 21 October 2019

|Note: Staging is sequential

### AMENDED IN RED

By: Marissa Bais Date: 21 October 2019

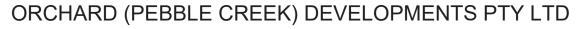


#### STAGING STATISTICS - STAGE 7

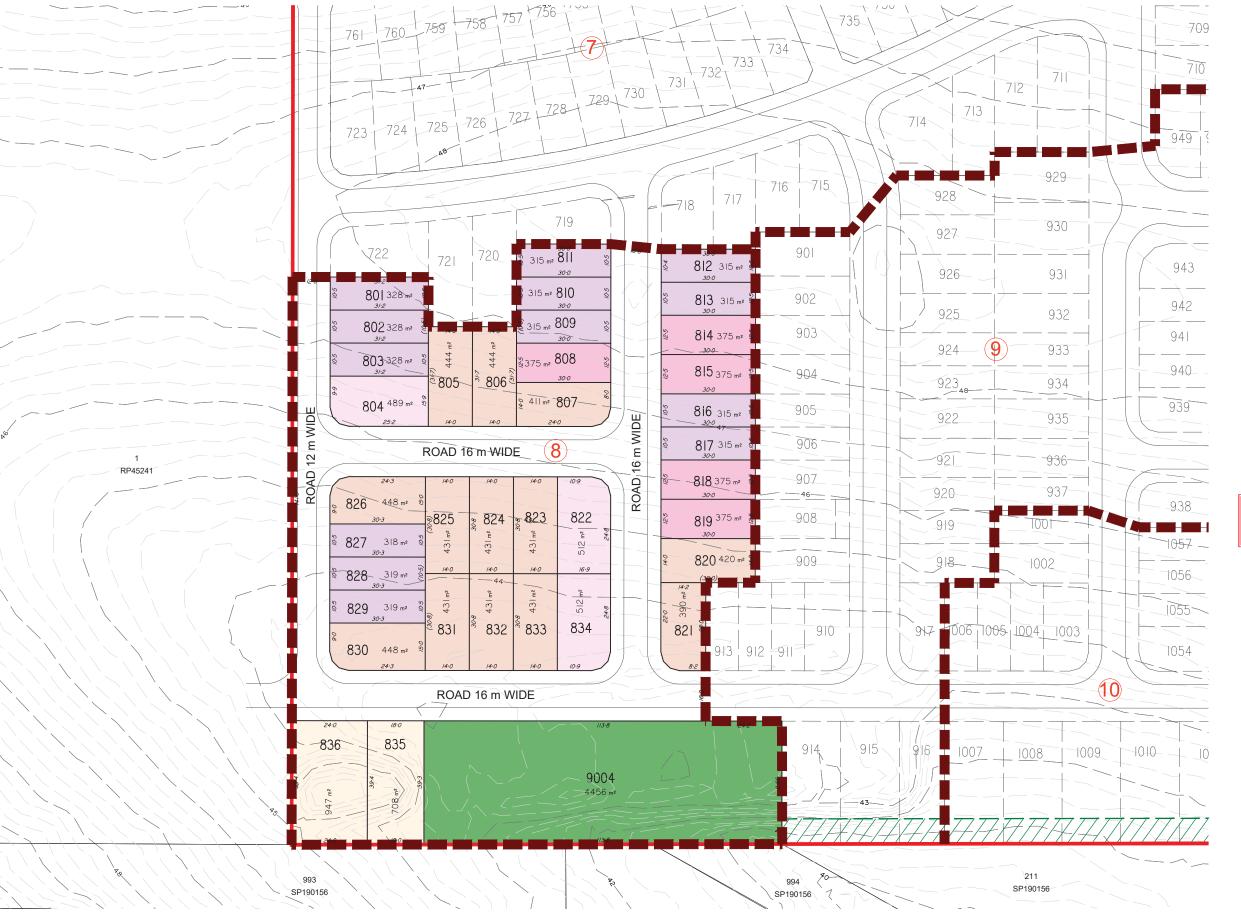
| Stage Area                              | 6.025 ha |       |
|---|----------|-------|
| Length of New Roads                     | 585 m    |       |
| Area of New Roads                       | 1.474 ha | 24.5% |
| Villa (10.0m - 12.49m frontage)         | 21       | 34.4% |
| Premium Villa (12.5m - 13.99m frontage) | 26       | 42.6% |
| Courtyard (14m - 15.99m frontage)       | 7        | 11.5% |
| Premium Courtyard (16m + frontage)      | 7        | 11.5% |
| Total Residential Allotments            | 61       | 100%  |
| Average Lot Size                        | 381 m²   |       |
| Open Space                              | 2.227 ha | 37.0% |

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507



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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided Landscape Interface Buffer

(Refer to Pebble Creek Plan of Development)

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

PLANS AND DOCUMENTS DEVELOPMENT APPROVAL

Approval no: DEV2017/887 21 October 2019

### Note: Staging is sequential

AMENDED IN RED

By: Marissa Bais Date: 21 October 2019

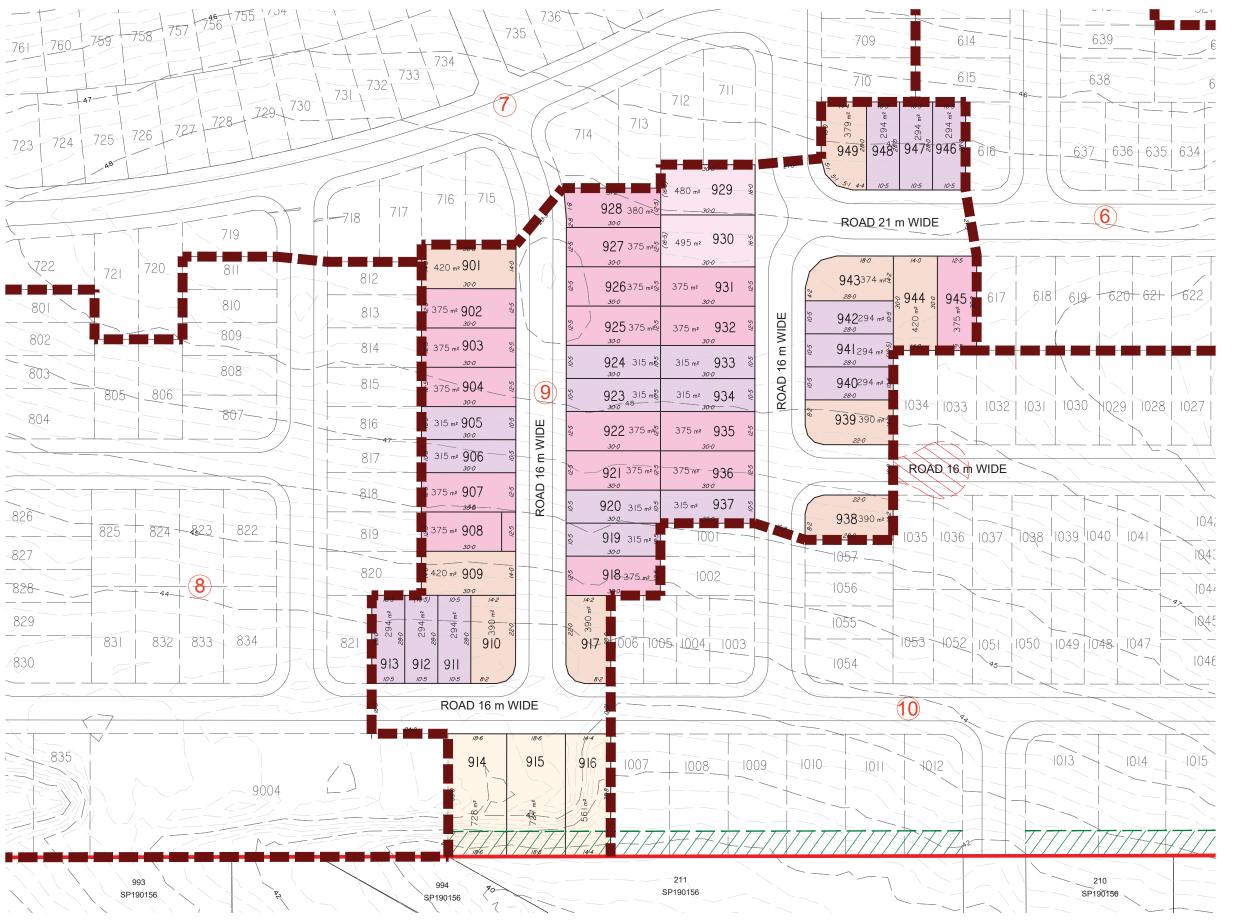
STAGING STATISTICS - STAGE 8

| 2.649 ha |                                |
|----------|--------------------------------|
| 480 m    |                                |
| 7250 m²  | 27.4%                          |
| 13       | 36.1%                          |
| 5        | 13.9%                          |
| 13       | 36.1%                          |
| 3        | 8.3%                           |
| 2        | 5.6%                           |
| 36       | 100%                           |
| 411 m²   |                                |
| 4456 m²  | 16.8%                          |
|          | 480 7250 m² 13 5 13 3 2 36 411 |

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507





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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided

Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

PLANS AND DOCUMENTS

eferred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2017/887

21 October 2019 Note: Staging is sequential

AMENDED IN RED

By: Marissa Bais Date: 21 October 2019



#### STAGING STATISTICS - STAGE 9

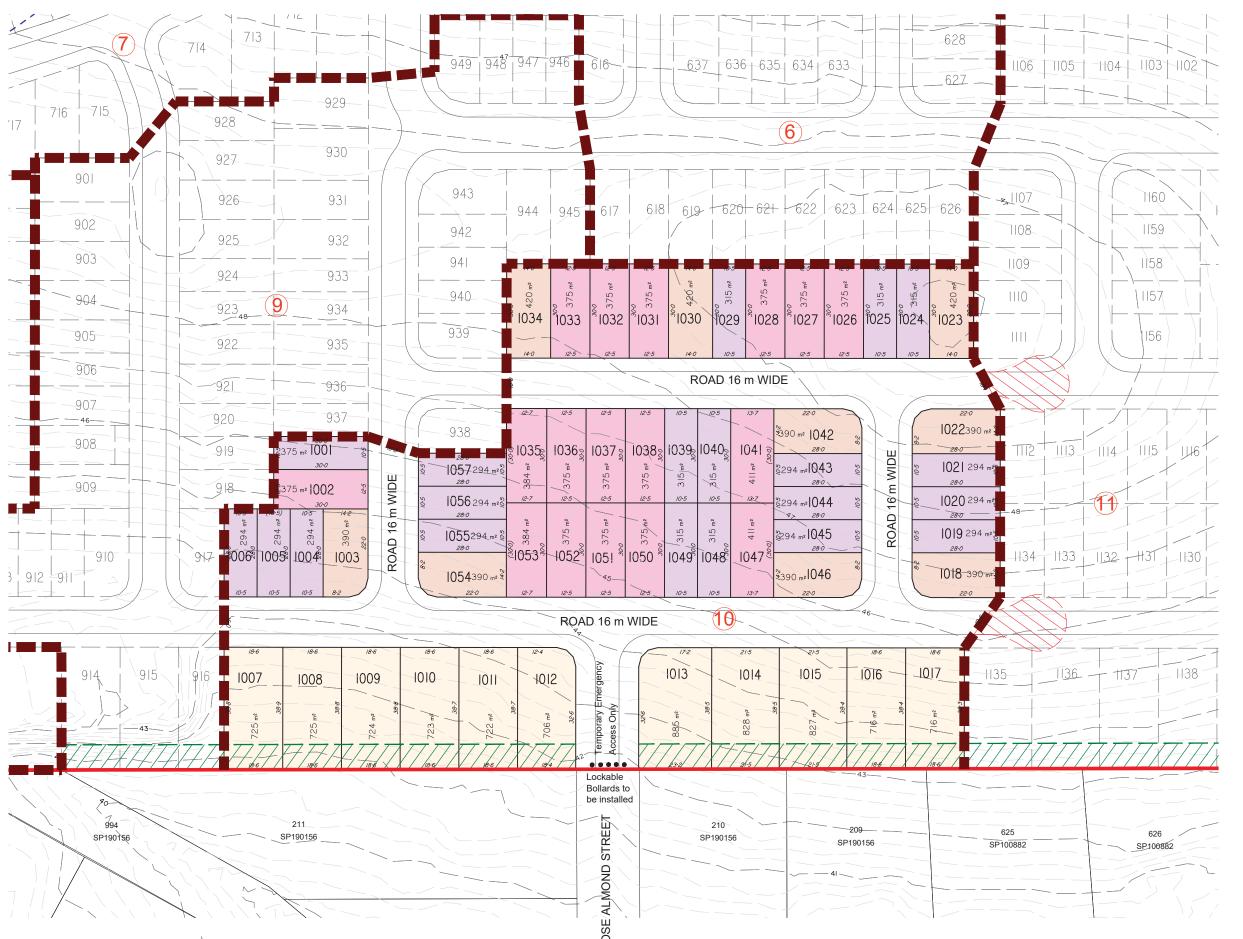
| Stage Area                              | 2.559 ha |       |
|---|----------|-------|
| Length of New Roads                     | 420m     |       |
| Area of New Roads                       | 7165 m²  | 28.0% |
| Villa (10.0m - 12.49m frontage)         | 18       | 36.7% |
| Premium Villa (12.5m - 13.99m frontage) | 17       | 34.7% |
| Courtyard (14m - 15.99m frontage)       | 9        | 18.4% |
| Premium Courtyard (16m + frontage)      | 2        | 4.1%  |
| Interface Lots                          | 3        | 6.1%  |
| Total Residential Allotments            | 49       | 100%  |
| Average Lot Size                        | 376 m²   |       |
|   |          |       |

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507



saunders havill group



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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided Landscape Interface Buffer

(Refer to Pebble Creek Plan of Development)

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/887 21 October 2019

#### Note: Staging is sequential

AMENDED IN RED

By: Marissa Bais Date: 21 October 2019

#### STAGING STATISTICS - STAGE 10

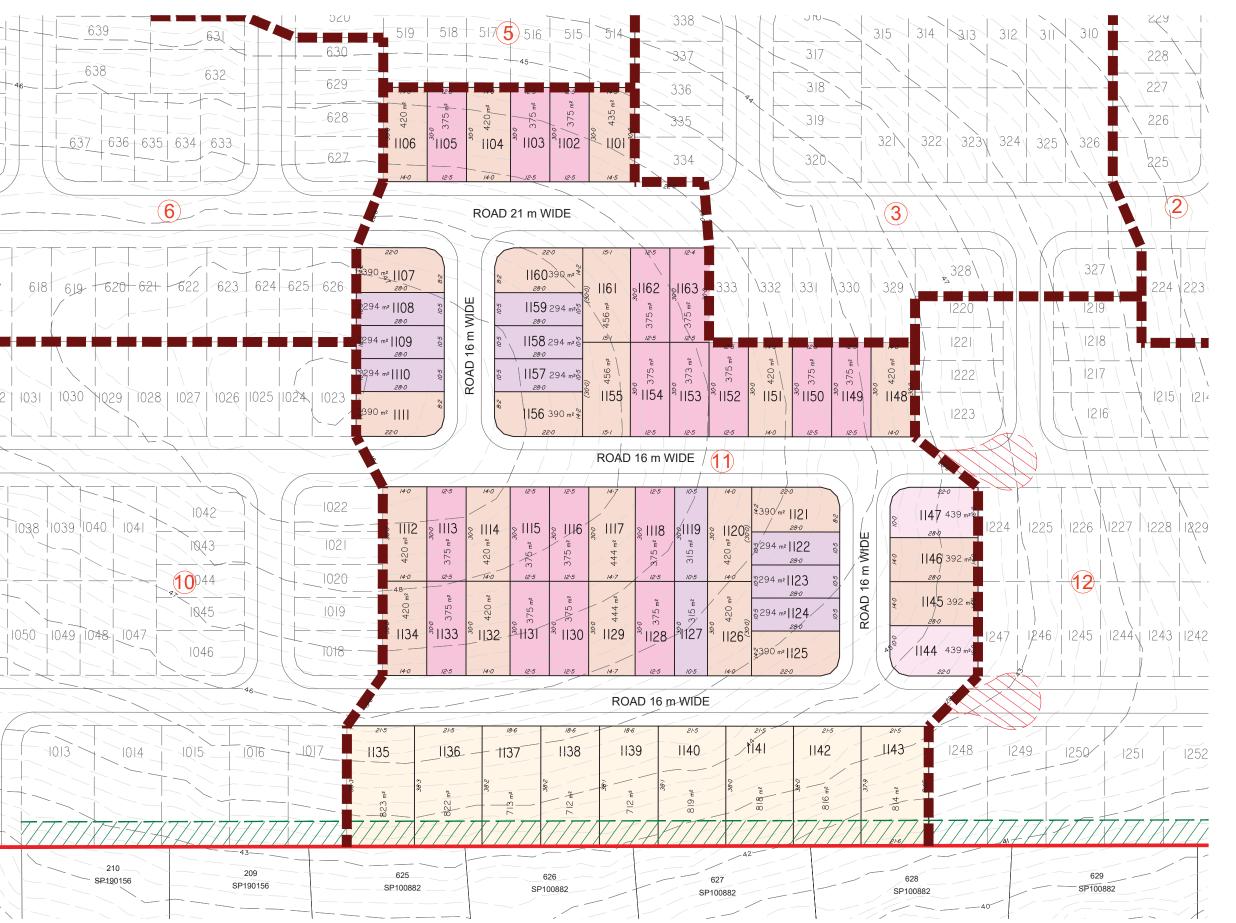
| OTAGING OTATIOTICG - OTAGE TO           |          |       |
|---|----------|-------|
| Stage Area                              | 3.329 ha |       |
| Length of New Roads                     | 540 m    |       |
| Area of New Roads                       | 8875 m²  | 26.7% |
| Villa (10.0m - 12.49m frontage)         | 20       | 35.1% |
| Premium Villa (12.5m - 13.99m frontage) | 17       | 29.8% |
| Courtyard (14m - 15.99m frontage)       | 9        | 15.8% |
| Interface Lots                          | 11       | 19.3% |
| Total Residential Allotments            | 57       | 100%  |
| Average Lot Size                        | 428 m²   |       |

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD



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#### LEGEND

Site Boundary

Logan City Council 2016 Flood Mapping

— Minor Contour 0.25m Interval

Major Contour 1.0m interval

1 Staging No.

Staging Boundary

- Staying Boundary

TemporaryTurn-Around Easement to be Provided
Landscape Interface Buffer

(Refer to Pebble Creek Plan of Development)

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE NEAREST 0.1m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 21 October 2019

### Note: Staging is sequential

AMENDED IN RED

By: Marissa Bais
Date: 21 October 2019

#### STAGING STATISTICS - STAGE 11

| Stage Area                              | 3.768 ha |       |
|---|----------|-------|
| Length of New Roads                     | 595 m    |       |
| Area of New Roads                       | 1.017 ha | 27.0% |
| Villa (10.0m - 12.49m frontage)         | 11       | 17.5% |
| Premium Villa (12.5m - 13.99m frontage) | 18       | 28.6% |
| Courtyard (14m - 15.99m frontage)       | 23       | 36.5% |
| Premium Courtyard (16m + frontage)      | 2        | 3.1%  |
| Interface Lots                          | 9        | 14.3% |
| Total Residential Allotments            | 63       | 100%  |
| Average Lot Size                        | 437 m²   |       |
|   |          |       |

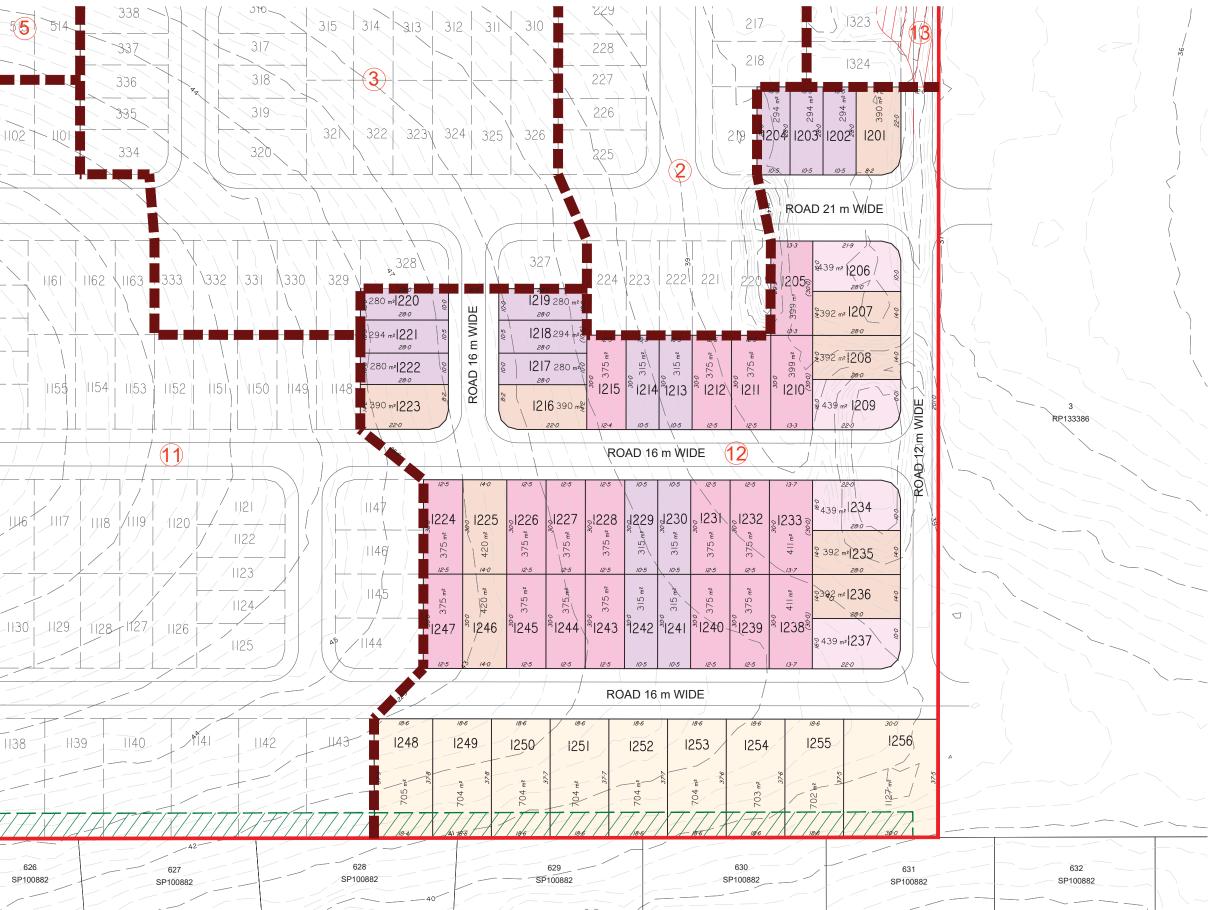
RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70





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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval



Staging Boundary

TemporaryTurn-Around Easement to be Provided Landscape Interface Buffer

(Refer to Pebble Creek Plan of Development)

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

DEVELOPMENT APPROVAL

Approval no: DEV2017/887 21 October 2019

### Note: Staging is sequential

Rv. Marissa Bais Date: 21 October 2019



#### STAGING STATISTICS - STAGE 12

| Stage Area                              | 3.313 ha |       |
|---|----------|-------|
| Length of New Roads                     | 615 m    |       |
| Area of New Roads                       | 9245 m²  | 25.5% |
| Villa (10.0m - 12.49m frontage)         | 15       | 26.8% |
| Premium Villa (12.5m - 13.99m frontage) | 19       | 33.9% |
| Courtyard (14m - 15.99m frontage)       | 9        | 16.1% |
| Premium Courtyard (16m + frontage)      | 4        | 7.1%  |
| Interface Lots                          | 9        | 16.1% |
| Total Residential Allotments            | 56       | 100%  |
| Average Lot Size                        | 427 m²   |       |
|   |          |       |

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507



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7000

\$375 m² **|30|** 

300 m² **| 302** 

420 m² 1303

375 m² 1304

300 m² 1305

300 m² 1306

384 m² 1307

ROAD 16 m WIDE (13)

375 m² **1316** 

3/15 m² 1317

315 m² **|3|8** 

37,5 m² 1319

375 m21320

420 m2 | 32 |

375 m² 1322

375\m² 1323

435 m² 1324

04 | 1203 | 1202 | 1201

12

1206

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ROAD

RP133386

208 **3**1311 1310 1309 1308

1401 | 1402 | 1403 | 1404 |

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### LEGEND

Site Boundary

Logan City Council 2016 Flood Mapping

\_ \_\_ Minor Contour 0.25m Interval

50arjo Control in e1 Waterway & uffer

100m Centreline Waterway Buffer

Aprrox High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

1 in 5 API

₩ Pump Station

Riparian Zone - 7.6 ha
Linear Park - 2260 m²

District Park - 9.403 ha

Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2017/887
Date: 21 October 2019



Note: Staging is sequential

AMENDED IN RED

By: Marissa Bais

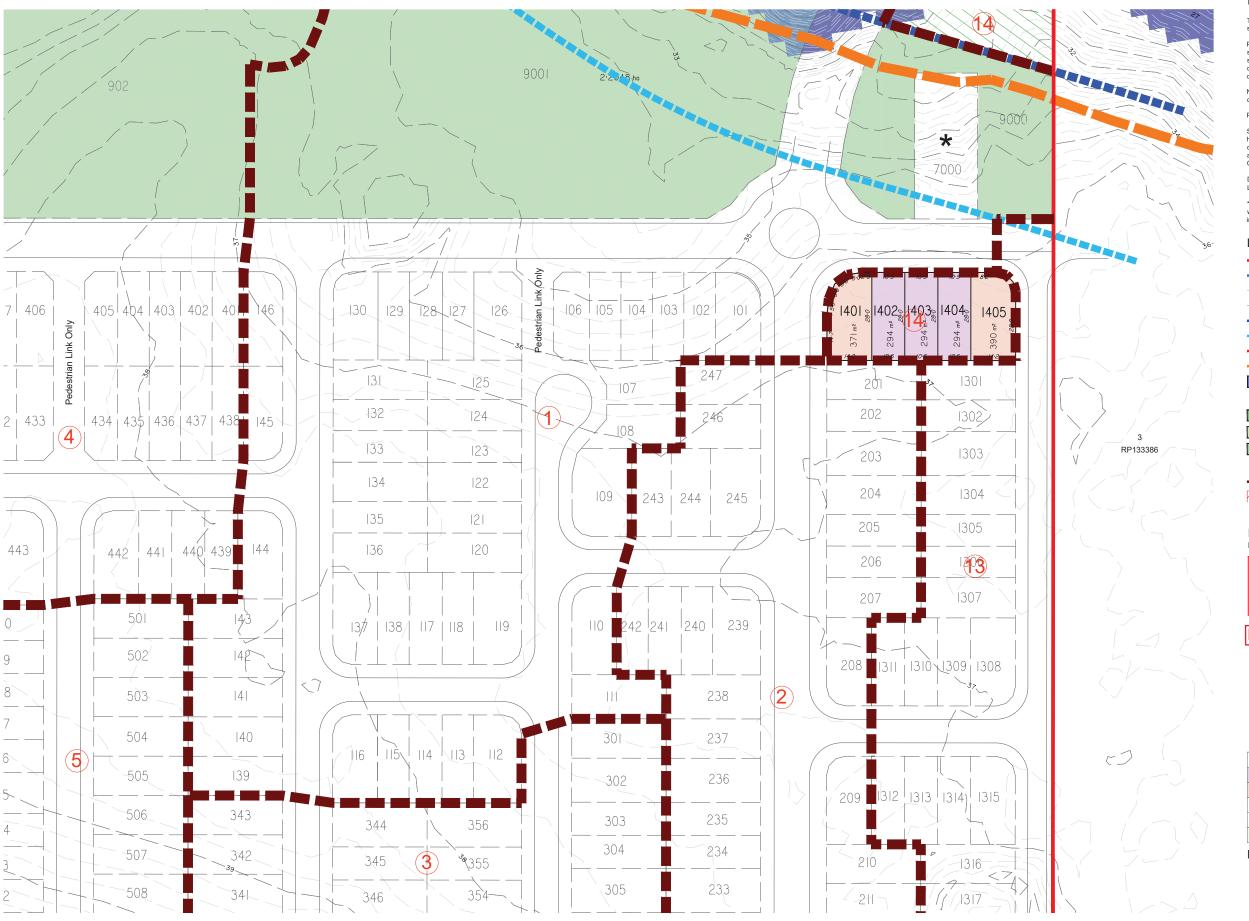
### STAGING STATISTICS - STAGE 13

| Stage Area                              | 1.264 ha |       |
|---|----------|-------|
| Length of New Roads                     | 340 m    |       |
| Area of New Roads                       | 4285 m²  | 33.9% |
| Villa (10.0m - 12.49m frontage)         | 11       | 45.8% |
| Premium Villa (12.5m - 13.99m frontage) | 8        | 33.3% |
| Courtyard (14m - 15.99m frontage)       | 5        | 20.9% |
| Total Residential Allotments            | 24       | 100%  |
| Average Lot Size                        | 348 m²   |       |

RP DESCRIPTION LO

LOT 6 on RP193185 & LOT 9 on SP203507





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#### **LEGEND**

Site Boundary

Logan City Council 2016 Flood Mapping

— — Minor Contour 0.25m Interval

Major Contour 1.0m interval

50m Centreline Waterway Buffer

== 100m Centreline Waterway Buffer

Aprrox High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

1 In 5 ARI

Pump Station

Riparian Zone - 7.6 ha

Linear Park - 2260 m²

District Park - 9.403 ha

Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided

#### NOTE:

Refer to drawing "Staging Plan - Overall" for full extent of Stage 14

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2017/887
Date: 21 October 2019

Note: Staging is sequential



STAGING STATISTICS - STAGE 14

| 6.374 ha |                     |
|----------|---------------------|
| 3        | 60.0%               |
| 2        | 40.0%               |
| 5        | 100%                |
| 331m²    |                     |
| 6.211 ha | 97.4%               |
|          | 3<br>2<br>5<br>331r |

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

