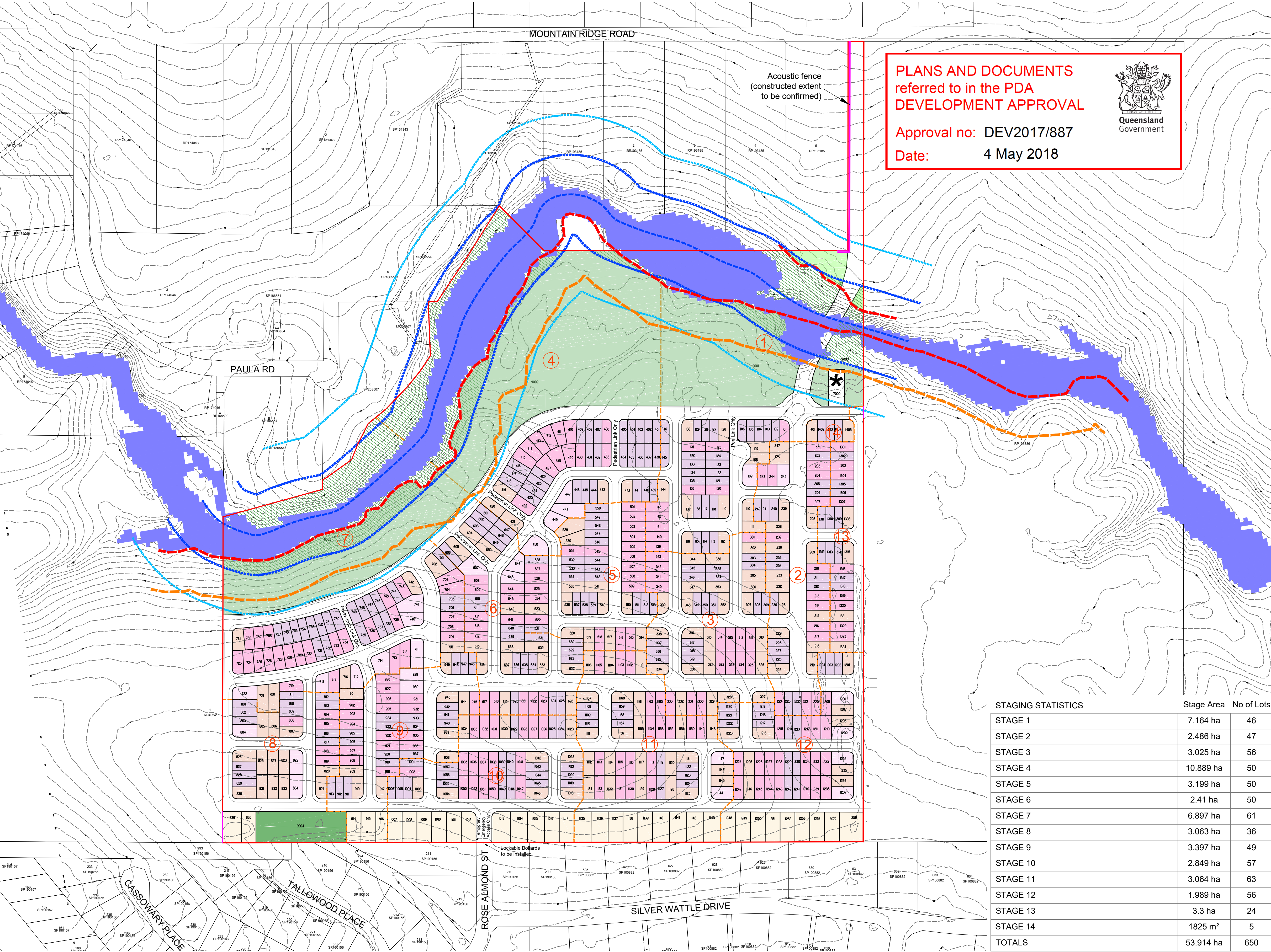


STAGING PLAN - OVERALL



NOT TO BE USED FOR ENGINEERING DESIGN  
OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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\* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

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
- Approx High Bank - Derived from Slope analysis utilising lidar data
- 50m High Bank Offset
- 1 in 5 ARI
- Pump Station
- Riparian Zone - 7.4 ha
- Linear Park - 2260 m<sup>2</sup>
- District Park - 9.403 ha
- Staging No.
- Staging Boundary

- Gross density (53.91 ha) = 12.3 dwellings per hectare
- Net density (37.18 ha) = 17.0 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 (10.5m - 12.49m frontage)         | 237                 | 36.5% |
| Premium Villa (12.5m - 13.99m frontage) | 197                 | 30.3% |
| Courtyard (14m - 15.99m frontage)       | 155                 | 23.9% |
| Premium Courtyard (16m + frontage)      | 27                  | 4.1%  |
| Interface Lots                          | 34                  | 5.2%  |
| Total Residential Allotments            | 650                 | 100%  |
| Average Lot Size                        | 390 m <sup>2</sup>  |       |
| Total Open Space                        | 15.653 ha           | 29.0% |
| Stormwater / Detention Basin            | 4455 m <sup>2</sup> | 0.8%  |

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:2500 @A3 1:5000 - LENGTHS ARE IN METRES

| STAGING STATISTICS |  | Stage Area          | No of Lots |
|--------------------|--|---------------------|------------|
| STAGE 1            |  | 7.164 ha            | 46         |
| STAGE 2            |  | 2.486 ha            | 47         |
| STAGE 3            |  | 3.025 ha            | 56         |
| STAGE 4            |  | 10.889 ha           | 50         |
| STAGE 5            |  | 3.199 ha            | 50         |
| STAGE 6            |  | 2.41 ha             | 50         |
| STAGE 7            |  | 6.897 ha            | 61         |
| STAGE 8            |  | 3.063 ha            | 36         |
| STAGE 9            |  | 3.397 ha            | 49         |
| STAGE 10           |  | 2.849 ha            | 57         |
| STAGE 11           |  | 3.064 ha            | 63         |
| STAGE 12           |  | 1.989 ha            | 56         |
| STAGE 13           |  | 3.3 ha              | 24         |
| STAGE 14           |  | 1825 m <sup>2</sup> | 5          |
| TOTALS             |  | 53.914 ha           | 650        |



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