saunders havill group

referred to in the PDA **DEVELOPMENT APPROVAL**

Date:

Approval no: DEV2017/887 14/12/18

MOUNTAIN RIDGE ROAD Acoustic fence (constructed extent to be confirmed) ot 9005 (Linear Park Part of Stage 14) PAULA RD AMENDED IN RED/ Owen Haslam Date: 13/12/18 STAGING STATISTICS STAGE 2 2.486 ha 47 56 STAGE 4 10.889 ha 50 STAGE 5 3.199 ha 50 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 SILVER WATTLE DRIVE STAGE 13 3.3 ha STAGE 14 1825 m² 5 TOTALS 650 53.914 ha PLANS AND DOCUMENTS

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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 inear Park - 2260m2 (Lot 9005 - Part of Stage 14)

District Park - 9.403 ha

1 Staging No Staging Boundary

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

Note: Staging is sequential.

- Gross density (53.91 ha)
- 12.3 dwellings per hectare 17.0 dwellings per hectare
- Net density (37.18 ha) = 17.0
 (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 m²	
Total Open Space	15.653 ha	29.0%
Stormwater / Detention Basin	4455 m²	0.8%

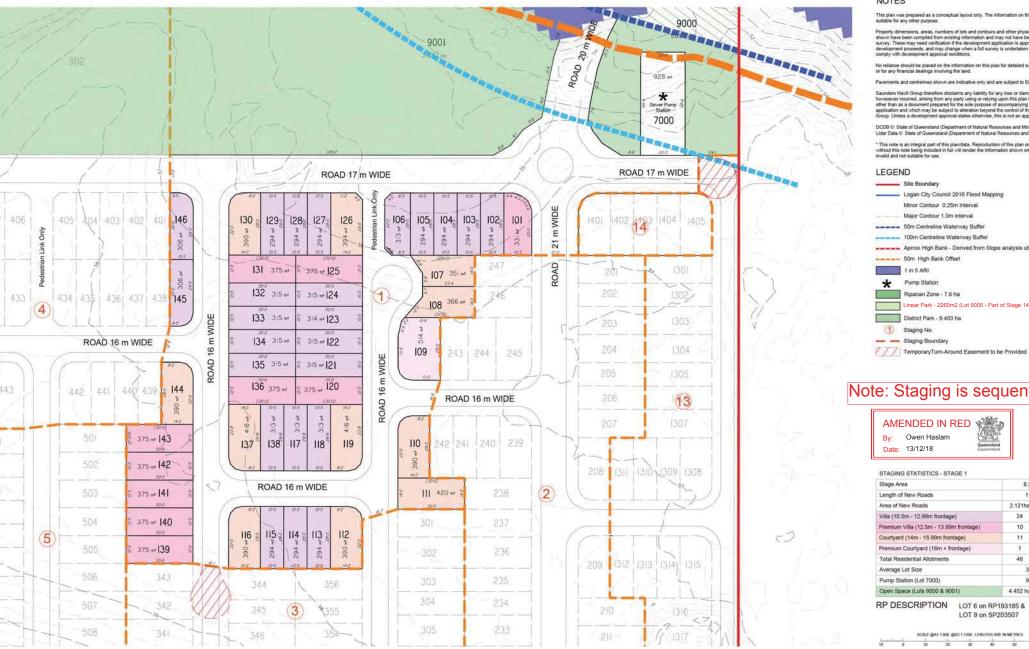
RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

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



STAGING PLAN - STAGE 1



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 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 Linear Park - 2260m2 (Lot 9005 - Part of Stage 14)

Note: Staging is sequential.

AMENDED IN RED By: Owen Haslam

Stage Area	8.251 ha	
Length of New Roads	1115 m	
Area of New Roads	2.121ha	25.7%
Villa (10.5m - 12.99m frontage)	24	52.2%
Premium Villa (12.5m - 13.99m frontage)	10	21.7%
Courtyard (14m - 15.99m frontage)	11	23.9%
Premium Courtyard (16m + frontage)	1	2.2%
Total Residential Allotments	46	100%
Average Lot Size	345 m²	
Pump Station (Lot 7000)	928 m²	
Open Space (Lots 9000 & 9001)	4.452 ha	53.8%

LOT 6 on RP193185 & LOT 9 on SP203507

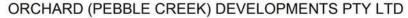
SCALE (BAT 1 600 (BA) 1 1200 LENGTHS ARE IN METRIES.



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

> Approval no: DEV2017/887 14/12/18





Subdivision Plan NOT TO BE USED FOR ENGINEERING DESIGN STAGING PLAN - STAGE 2 OR CONSTRUCTION NOTES 106 104 103 1402 1403 1404 247 357 m 201375 mis 202 315 mt 246 LEGEND 203 375 == Site Boundary Logan City Council 2016 Flood Mapping Minor Contour 0.25m Interval 204 375 11 243 244 245 Major Contour 1.0m interval Staging No. 205 315 == Staging Boundary 0 1 TemporaryTurn-Around Easement to be Provi ROAD 16 m WIDE 206 315 m NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE NEAREST 0.1m 207 384 =4 239 242 241 8 240 208 1311 | 1310 | 1309 | 1308 Note: Staging is sequential. 420 ... 238 ROAD 16 m WIDE 13 375 - 237 2 AMENDED IN RED 420 - 236 209 3 1312 1313 1314) 1315 Owen Haslam 315-1 235 Date: 13/12/18 56 ROAD 21 m WIDE 315 = 234 210 375 m² 420 = 233 PLANS AND DOCUMENTS 211 315 m² referred to in the PDA **DEVELOPMENT APPROVAL** 429= 232 212 315 mt 306 Approval no: DEV2017/887 213 375 m2 Date: 14/12/18 308 309 230 231 214 375 m 3 215 420 -13 ROAD 16 m WIDE 216 375 #2 390 - 229 217 375 m² 294 - 228 218 435 ml \$294 m227 3294 - 226 324 219 1204 | 1203 | 1202 | 1201 390 - 225 ROAD 21 m WIDE 328 STAGING STATISTICS - STAGE 2 224 223 222 221 220

Stage Area	2.577 ha	
Length of New Roads	435m	
Area of New Roads	8865 m²	33.1%
Villa (10.5m - 12.99m frontage)	16	34.0%
Premium Villa (12.5m - 13.99m frontage)	15	31.9%
Courtyard (14m - 15.99m frontage)	15	31.9%
Premium Courtyard (16m + frontage)	111	2.2%
Total Residential Allotments	47	100%
Average Lot Size	360 m²	

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507

0 10 20 30 40 50 60



1216

12

1214 1213 | 1212

STAGING PLAN - STAGE 3



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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

7 7 TemporaryTurn-Around Easement to be Provided

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

Note: Staging is sequential.

AMENDED IN RED

By: Owen Haslam
Date: 13/12/18



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887
Date: 14/12/18

STAGING STATISTICS - STAGE 3

Stage Area	3.026 ha	
Length of New Roads	530 m	
Area of New Roads	9675m²	32.0%
Villa (10.5m - 12.99m 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	

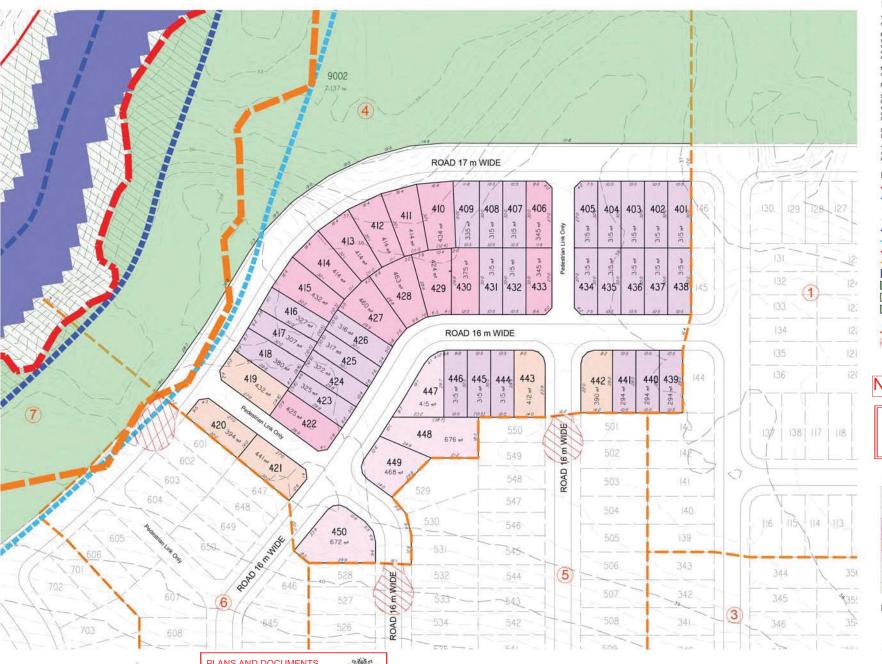
RP DESCRIPTION LOT 6 d

LOT 6 on RP193185 & LOT 9 on SP203507





STAGING PLAN - STAGE 4



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LEGEND



Note: Staging is sequential.

AMENDED IN RED

By: Owen Haslam
Date: 13/12/18



STAGING STATISTICS - STAGE 4

Stage Area	10.078 ha	
Length of New Roads	580 m	
Area of New Roads	1.088 ha	10.8%
Villa (10.5m - 12.99m frontage)	28	56.0%
Premium Villa (12.5m - 13.99m frontage)	13	26.0%
Courtyard (14m - 15.99m frontage)	5	10.0%
Premium Courtyard (16m + frontage)	4	8.0%
Total Residential Allotments	50	100%
Average Lot Size	371 m³	
Open Space	7.137 ha	70.8%

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507

SCALE ((A1 1 600 ((AO 1 1200 - LENGTHS ARE IN METRES)



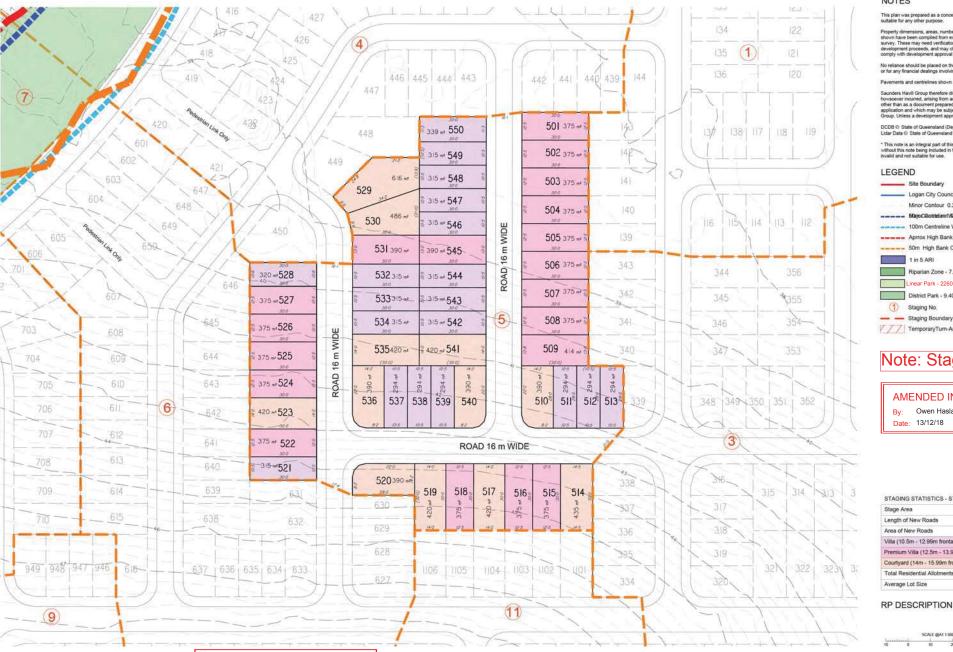
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2017/887

14/12/18



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

STAGING PLAN - STAGE 5



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LEGEND



Note: Staging is sequential.



By: Owen Haslam Date: 13/12/18

STAGING STATISTICS - STAGE 5 Stage Area 2.403 ha Length of New Roads 355m Area of New Roads 5750 m² 23.9% Villa (10.5m - 12.99m frontage) 19 38.0% Premium Villa (12.5m - 13.99m frontage 19 38.0% Courtyard (14m - 15.99m frontage 12 24.0%

50

100% 366 m²

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE (BAT 1 000 (BA) 1 1200 - LENGTHS ARE IN METRIES.





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Approval no: DEV2017/887 14/12/18

STAGING PLAN - STAGE 6



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NOTES

LEGEND

Site Bo Logan City Council 2016 Flood Mapping Minor Contour 0.25m Interval Major Contour 1.0m interval == 50m Centreline Waterway Buffer 100m Centreline Waterway Buffer

50m High Bank Offset

Riparian Zone - 7.6 ha

Linear Park - 2260m2 (Lot 9005 - Part of Stage 14)

District Park - 9.403 ha 1 Staging No Staging Boundary

TemporaryTum-Around Easement to be Provided

Note: Staging is sequential.

AMENDED IN RED

Owen Haslam Date: 13/12/18



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887 14/12/18



STAGING STATISTICS - STAGE 6

Stage Area	2.671 ha	
Length of New Roads	430m	
Area of New Roads	8325 m²	24.6%
Villa (10.5m - 12.99m 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



1057

1036

1038 1039 1040

1843

1044

STAGING PLAN - STAGE 7



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LEGEND



Note: Staging is sequential.

AMENDED IN RED By: Owen Haslam

Date: 13/12/18



STAGING STATISTICS - STAGE 7

Stage Area	7.863 ha	
Length of New Roads	585 m	
Area of New Roads	1.474 ha	18.7%
Villa (10.5m - 12.99m 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	4.064 ha	51.7%

RP DESCRIPTION LOT 6 on RP193185 &

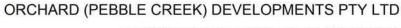
LOT 9 on SP203507

SCALE (BAT 1 600 (BA) 1 1200 - LENGTHS ARE IN METRES



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STAGING PLAN - STAGE 8



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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

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

Note: Staging is sequential.

AMENDED IN RED

By: Owen Haslam

Date: 13/12/18



STAGING STATISTICS - STAGE 8

Stage Area	2.649 ha	
Length of New Roads	480 m	
Area of New Roads	7250 m²	27.4%
Villa (10.5m - 12.99m frontage)	13	36.1%
Premium Villa (12.5m - 13.99m frontage)	5	13.9%
Courtyard (14m - 15.99m frontage)	13	36.1%
Premium Courtyard (16m + frontage)	3	8.3%
Interface Lots	2	5.6%
Total Residential Allotments	36	100%
Average Lot Size	411 m³	
Stormwater / Detention Basin	4456 m²	16.8%

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507





Approval no: DEV2017/887
Date: 14/12/18



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

STAGING PLAN - STAGE 9



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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

Note: Staging is sequential.

AMENDED IN RED

By: Owen Haslam

Date: 13/12/18



STAGING STATISTICS - STAGE 9

Stage Area	2.559 ha	
Length of New Roads	420m	
Area of New Roads	7165 m²	28.0%
Villa (10.5m - 12.99m 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

SCALE (()A1 1600 (()A3 11200 - LENGTHS ARE IN METHES
0 10 20 30 40 50 00 70



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Date:

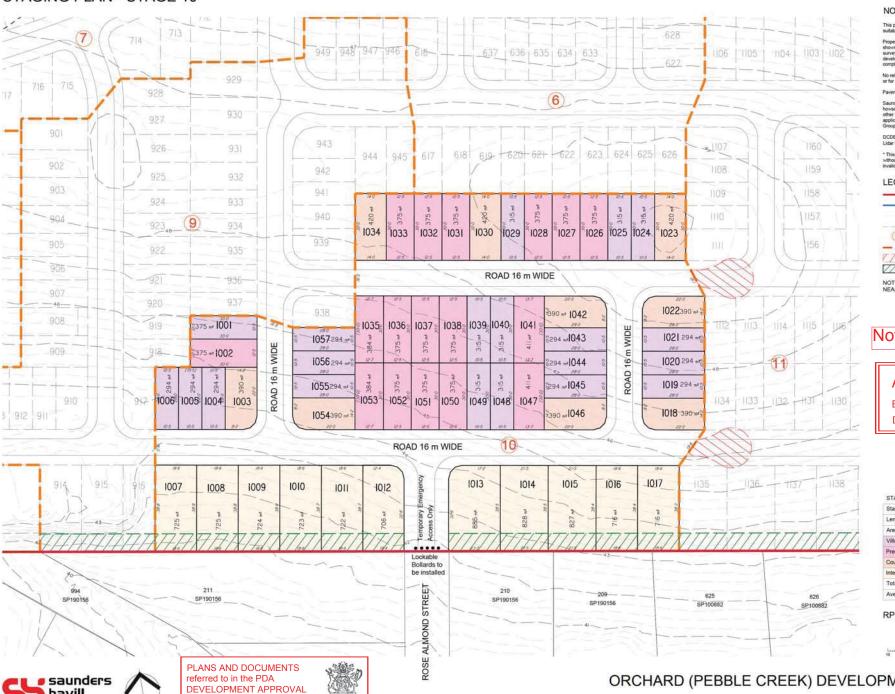
Approval no: DEV2017/887

14/12/18



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

STAGING PLAN - STAGE 10



Approval no: DEV2017/887

14/12/18

Date:

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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 TemporaryTum-Around Easement to be Provided Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

Note: Staging is sequential.

AMENDED IN RED

Owen Haslam

Date: 13/12/18



STAGING STATISTICS - STAGE 10

Stage Area	3.329 ha	
Length of New Roads	540 m	
Area of New Roads	8875 m²	26.7%
Villa (10.5m - 12.99m frontage)	20	35.1%
Premium Villa (12.5m - 13.99m frontage)	17	29.8%
Courtyard (14m - 15.99m frontage)	9	15.8%
Interface Lots	31	19.3%
Total Residential Allotments	57	100%
Average Lot Size	428 m²	

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN # 07/11/2018 # 9282 P 02 PP C

STAGING PLAN - STAGE 11



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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 NEAREST 0.1m

Note: Staging is sequential.

AMENDED IN RED

y: Owen Haslam

Date: 13/12/18



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 (10.5m - 12.99m 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

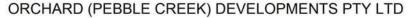




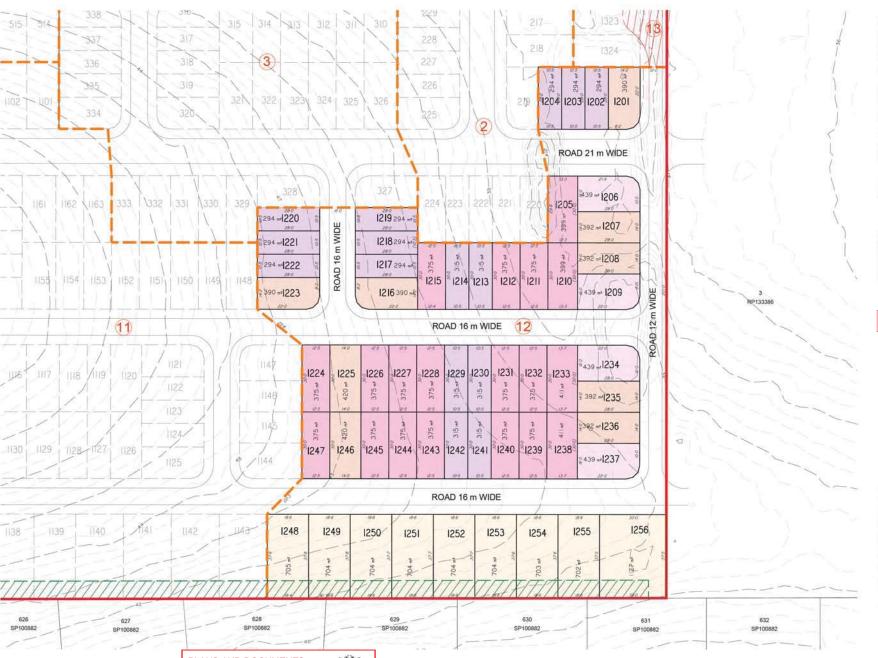
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887
Date: 14/12/18





STAGING PLAN - STAGE 12



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 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 Desig

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever controls have control to the Caunders Havill 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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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 Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

NOTE: DIMENSIONS HAVE BEEN ROUNDED DOWN TO THE

Note: Staging is sequential.

AMENDED IN RED

Owen Haslam

Date: 13/12/18



STACING STATISTICS STACE 12

Stage Area	3.313 ha	
Length of New Roads	615 m	
Area of New Roads	9245 m²	25.5%
Villa (10.5m - 12.99m 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	m ^a

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507

SCALE (BAT 1 600 (BA) 1 1200 - LENGTHS ARE IN METRES

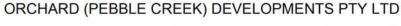




PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Queensland

Approval no: DEV2017/887 Date: 14/12/18



Subdivision Plan STAGING PLAN - STAGE 13

(1)

105 104

243 | 244

242 241 240

306

3

245

238

234

228

1404 1405

375 m 1301

315 -1302

375 - 1303

375 mt 1304

3 3 15 m 1305

315 m² 1306

384 - 1307

1310 1309 1308

ROAD 16 m WIDE 13

375 = 1316

3/5 - 1317

315 = 1318

375 - 1319

375 -1320

420-1321

375 m 1322

375 - 1323

435 = 1324

1204 | 1203 | 1202 | 1201

12

21315

1312 1313 1314

ROAD

1401 1402 1403

201

206

208 4311

214

216

218

219

(2)

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LEGEND

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

50ajeC@obidure1Watenbary: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 - 2260m2 (Lot 9005 - Part of Stage 14)

District Park - 9.403 ha

Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided

Note: Staging is sequential.

AMENDED IN RED

By: Owen Haslam
Date: 13/12/18

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887



Date: 14/12/18



Stage Area	1.264 ha	
Length of New Roads	340 m	
Area of New Roads	4285 m²	33.9%
Villa (10.5m - 12.99m frontage)	-11	45.8%
Premium Villa (12.5m - 13.99m frontage)	9	37.5%
Courtyard (14m - 15.99m frontage)	4	16.7%
Total Residential Allotments	24	100%
Average Lot Size	348 m²	

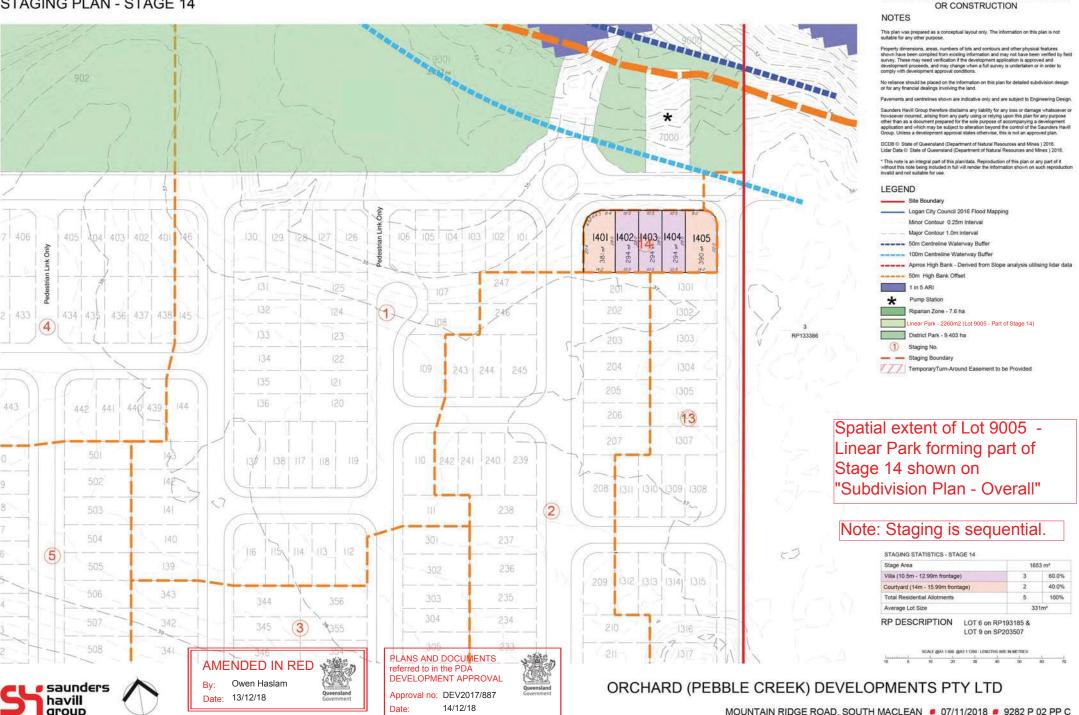
RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507



1218

STAGING PLAN - STAGE 14



NOT TO BE USED FOR ENGINEERING DESIGN