

Subdivision 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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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 - 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.

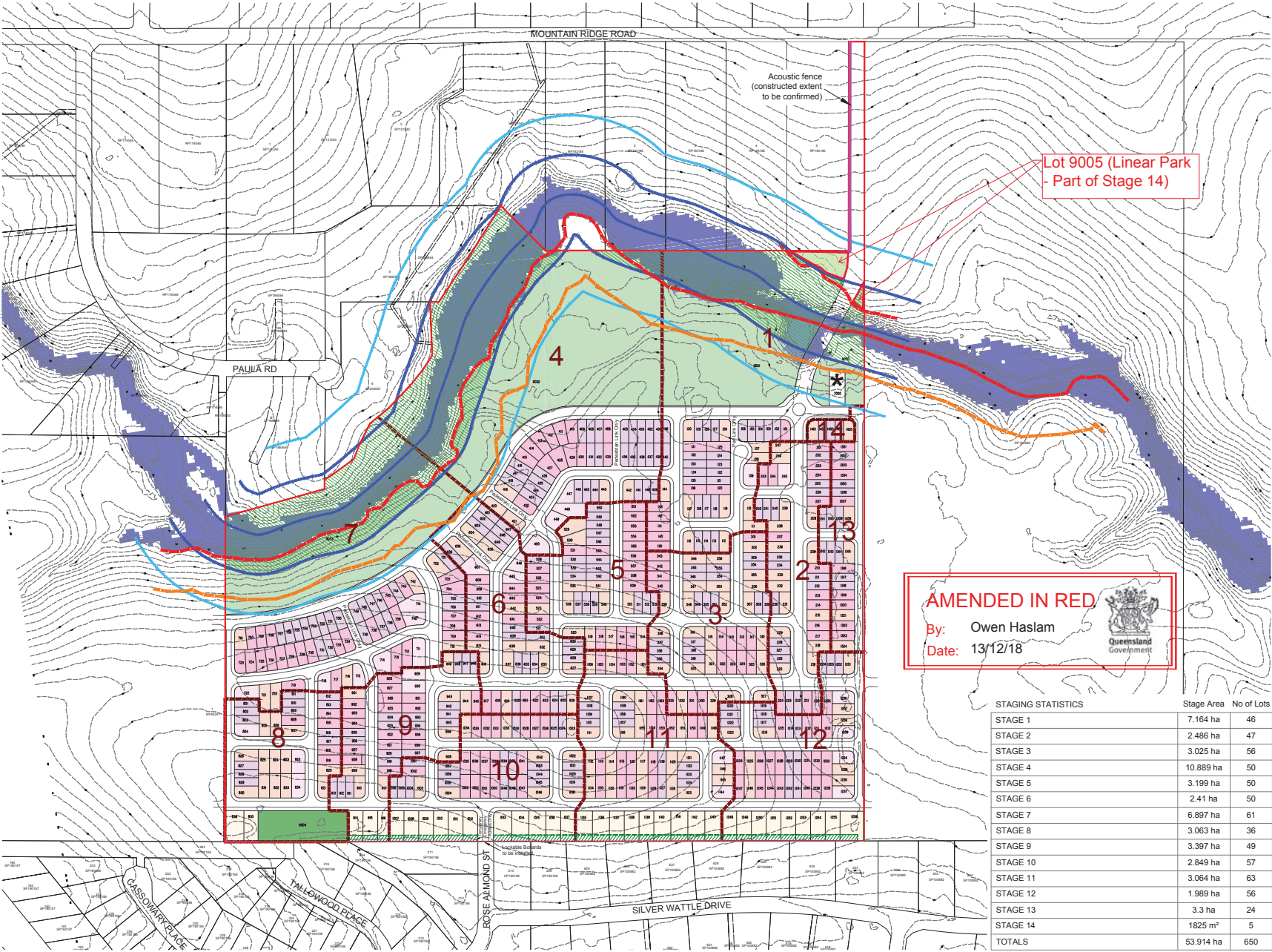
- Gross density (53.91 ha) = 12.3 dwellings per hectare
- Net density (37.18 ha) = 17.0 dwellings per hectare (excluding District Park/Linear Open Space)

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 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



Lot 9005 (Linear Park - Part of Stage 14)

AMENDED IN RED  
By: Owen Haslam  
Date: 13/12/18

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 m²	5
TOTALS	53.914 ha	650



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
Approval no: DEV2017/887  
Date: 14/12/18



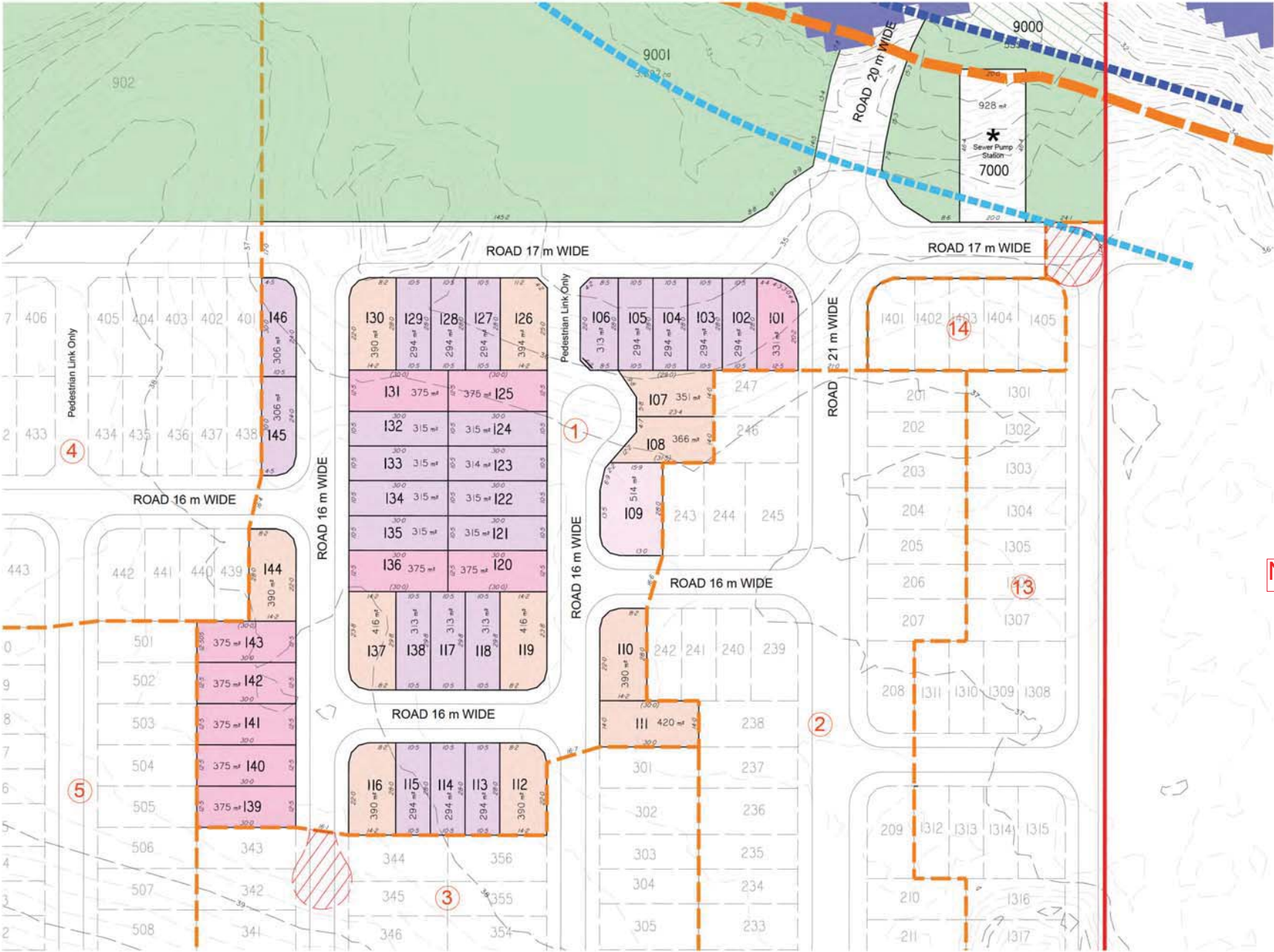
ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 04/12/2018 9282 P 02 PP D



# Subdivision Plan

## STAGING PLAN - STAGE 1



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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- 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 - 7.6 ha
- Linear Park - 2260m2 (Lot 9005 - Part of Stage 14)
- District Park - 9.403 ha
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

Note: Staging is sequential.

### AMENDED IN RED

By: Owen Haslam  
Date: 13/12/18



### STAGING STATISTICS - STAGE 1

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%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

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



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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



# Subdivision Plan

## STAGING PLAN - STAGE 2

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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- ① Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

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

Note: Staging is sequential.

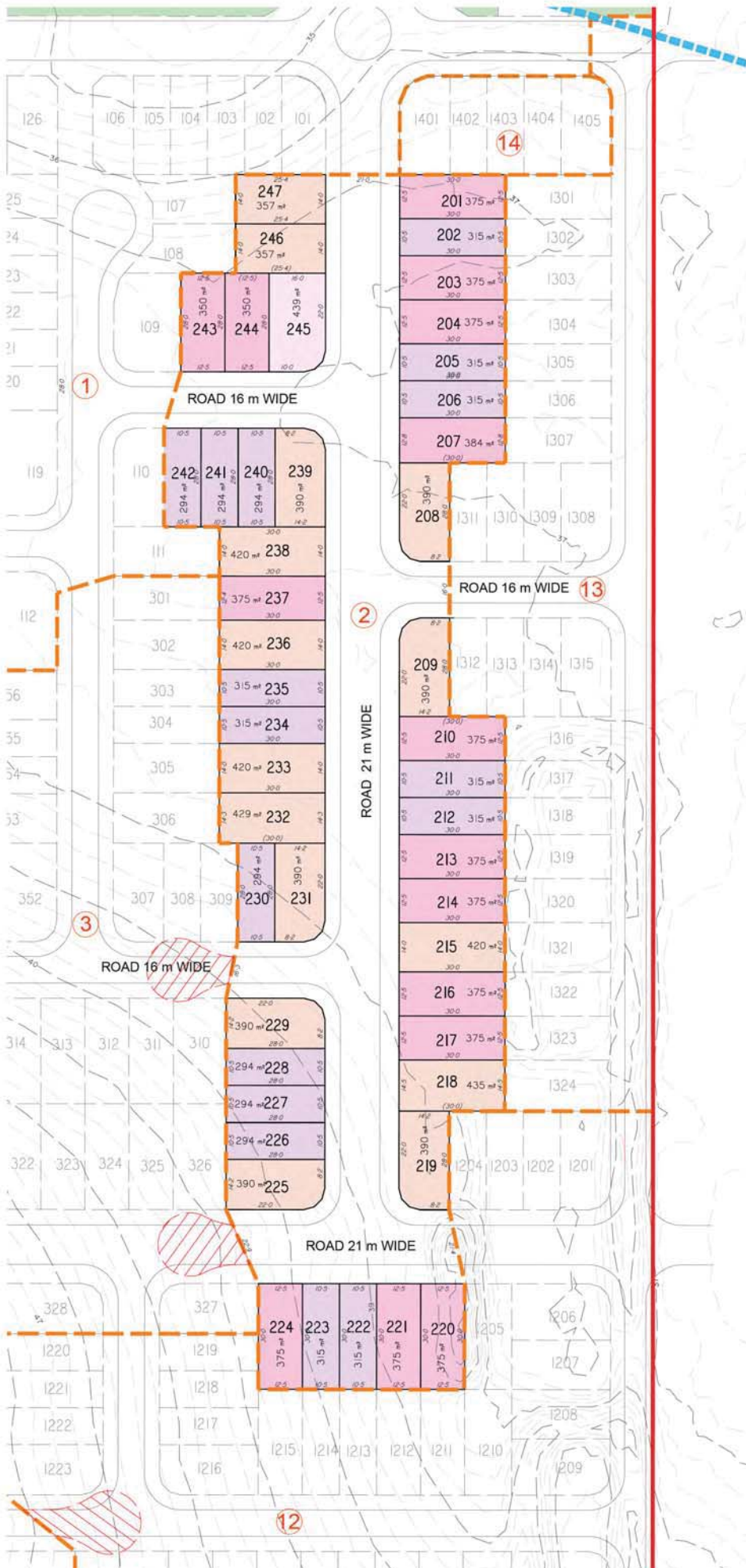
### AMENDED IN RED

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 2

Stage Area	2,577 ha
Length of New Roads	435m
Area of New Roads	8865 m <sup>2</sup> 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)	1 2.2%
Total Residential Allotments	47 100%
Average Lot Size	360 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:200. LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70





# Subdivision Plan

## STAGING PLAN - STAGE 3

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.

DCOB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- ① Staging No.
- Staging Boundary
- Temporary Turn-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

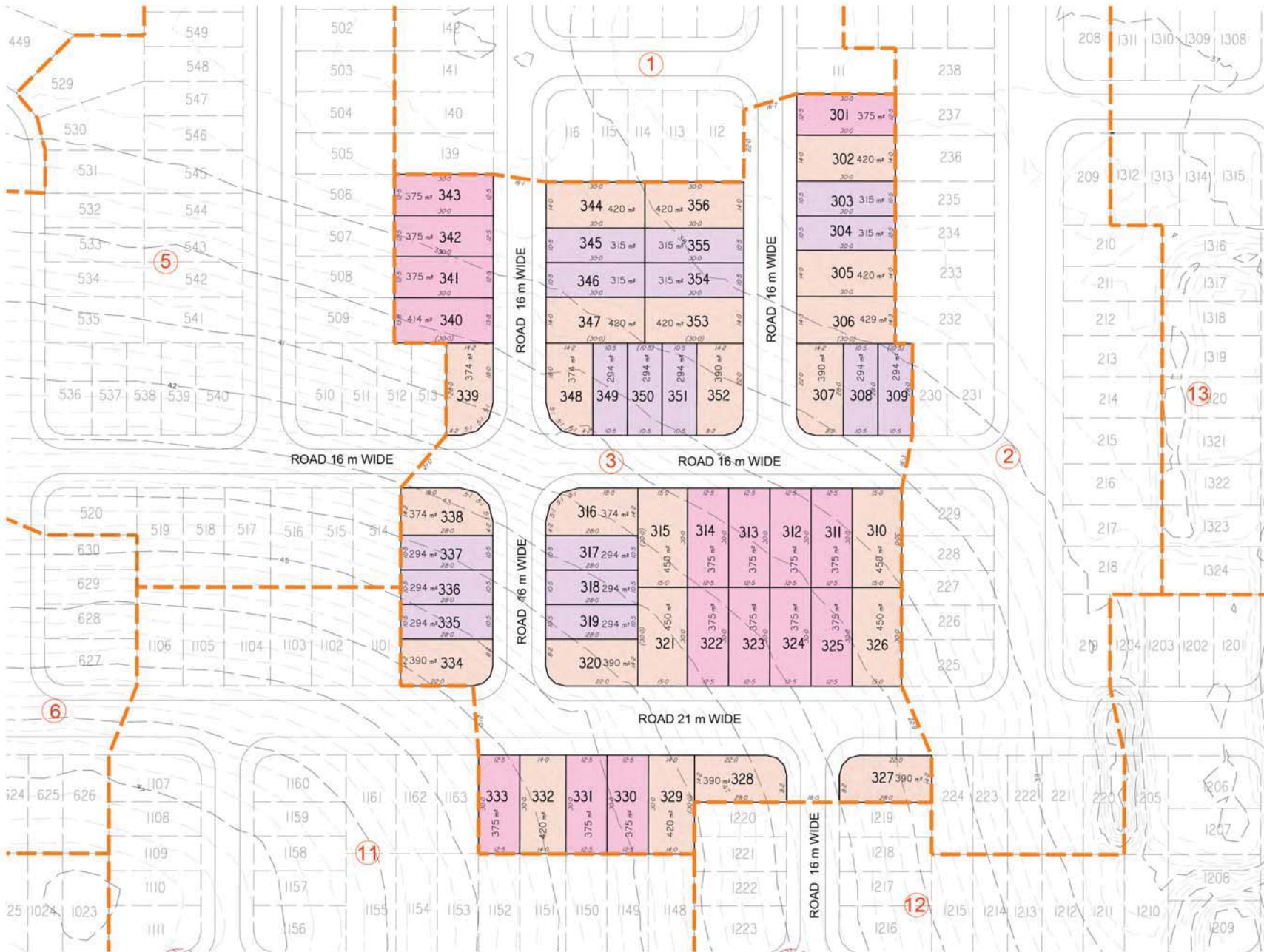


### STAGING STATISTICS - STAGE 3

Stage Area	3.026 ha
Length of New Roads	530 m
Area of New Roads	9675m <sup>2</sup> 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 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

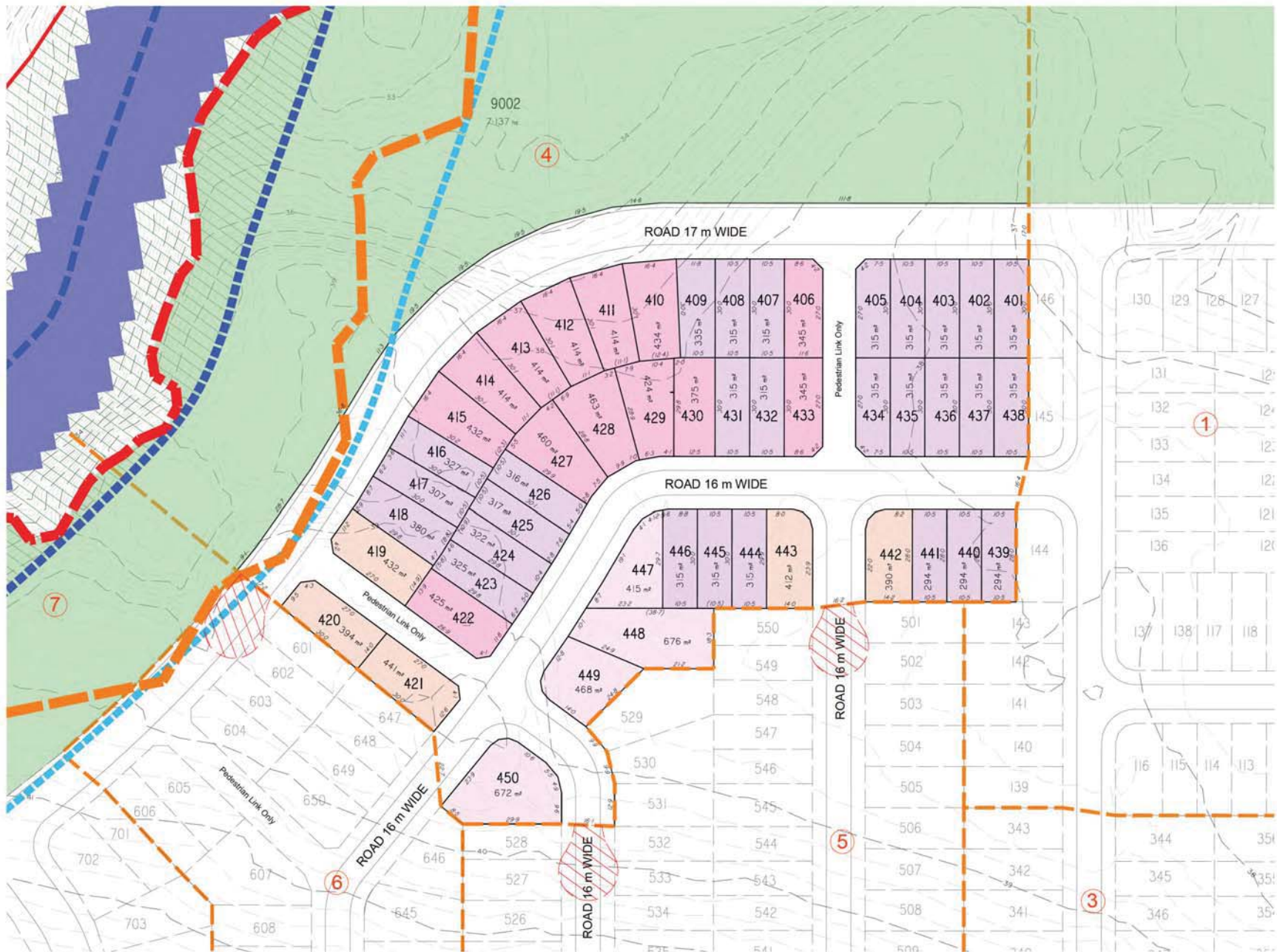
SCALE @A1 1:600 @A3 1:200 - LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70





# Subdivision Plan

## STAGING PLAN - STAGE 4



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 on 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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- 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
- Riparian Zone - 7.6 ha
- Linear Park - 2260m2 (Lot 9005 - Part of Stage 14)
- District Park - 9.403 ha
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

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 m²
Open Space	7.137 ha 70.8%

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



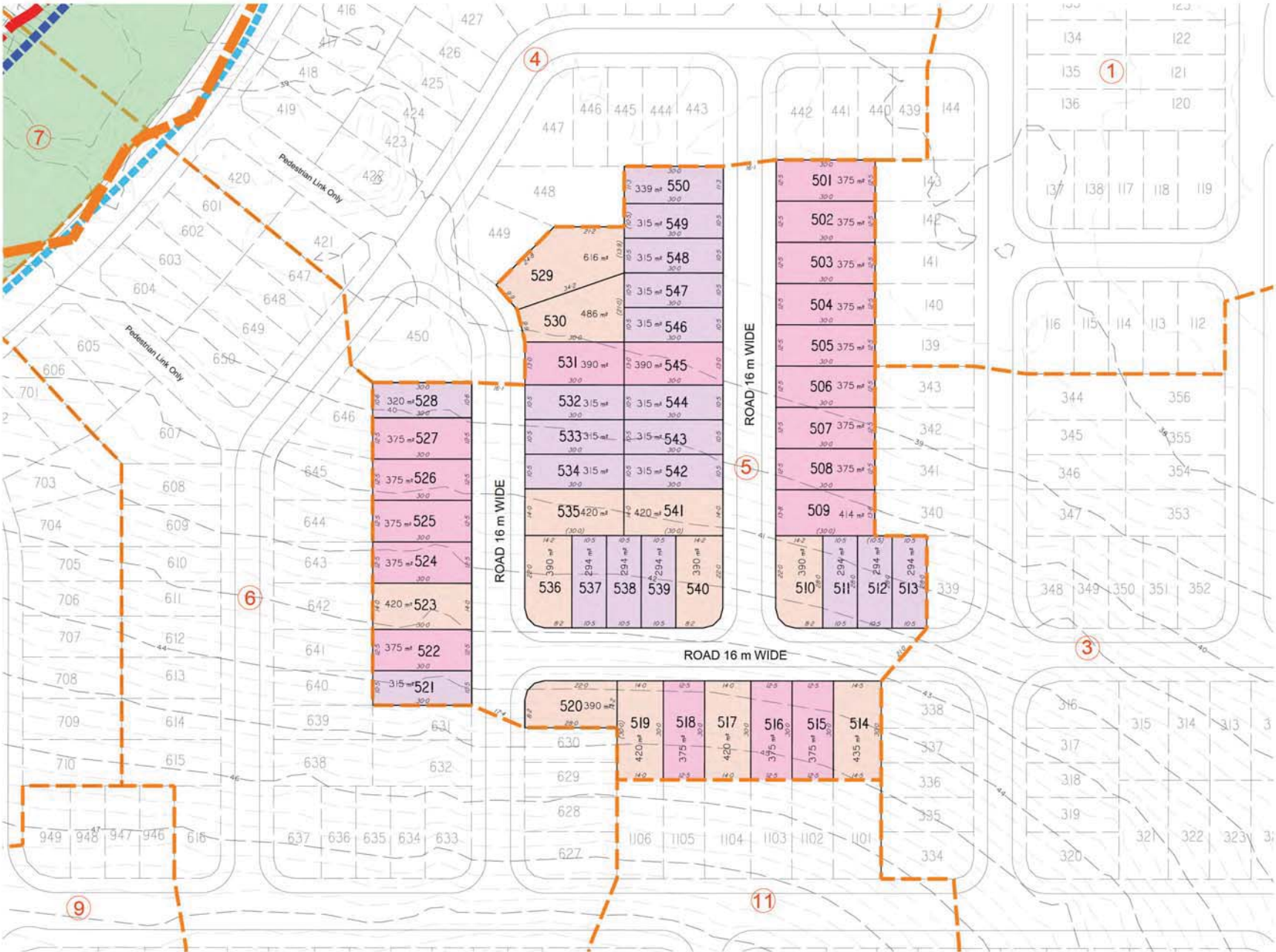
## ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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



# Subdivision Plan

## STAGING PLAN - STAGE 5



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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- 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
- Riparian Zone - 7.6 ha
- Linear Park - 2260m2 (Lot 9005 - Part of Stage 14)
- District Park - 9.403 ha
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

Note: Staging is sequential.

AMENDED IN RED

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 m <sup>2</sup>	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%
Total Residential Allotments	50	100%
Average Lot Size	366 m <sup>2</sup>	

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

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



PLANS AND DOCUMENTS referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 14/12/18

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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



# Subdivision Plan

## STAGING PLAN - STAGE 6

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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- 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
- Riparian Zone - 7.6 ha
- Linear Park - 2260m<sup>2</sup> (Lot 9005 - Part of Stage 14)
- District Park - 9.403 ha
- ① Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

**Note: Staging is sequential.**

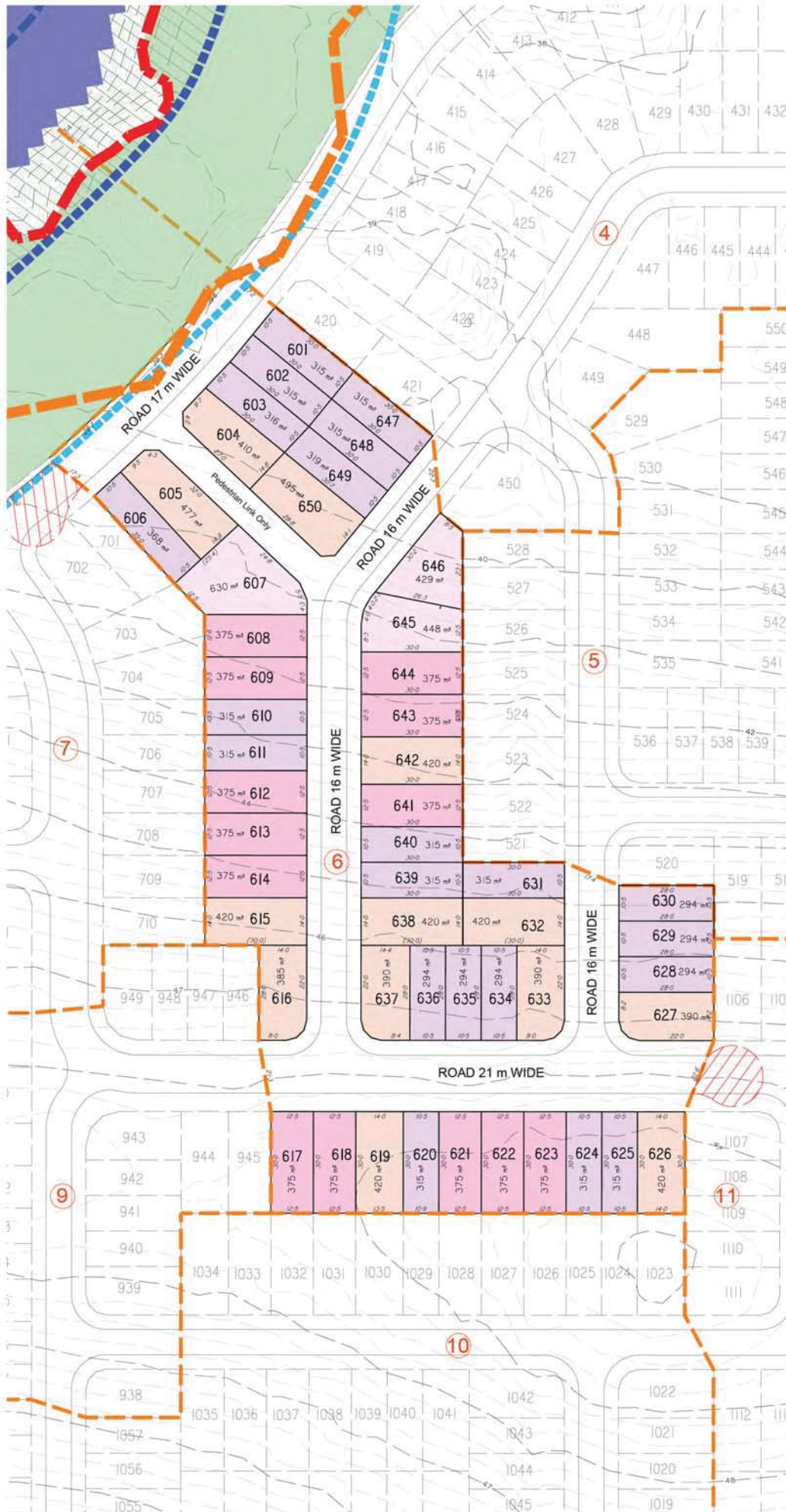
**AMENDED IN RED**

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 6

Stage Area	2.671 ha
Length of New Roads	430m
Area of New Roads	8325 m <sup>2</sup> 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 26.0%
Premium Courtyard (16m + frontage)	3 6.0%
Total Residential Allotments	50 100%
Average Lot Size	368 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

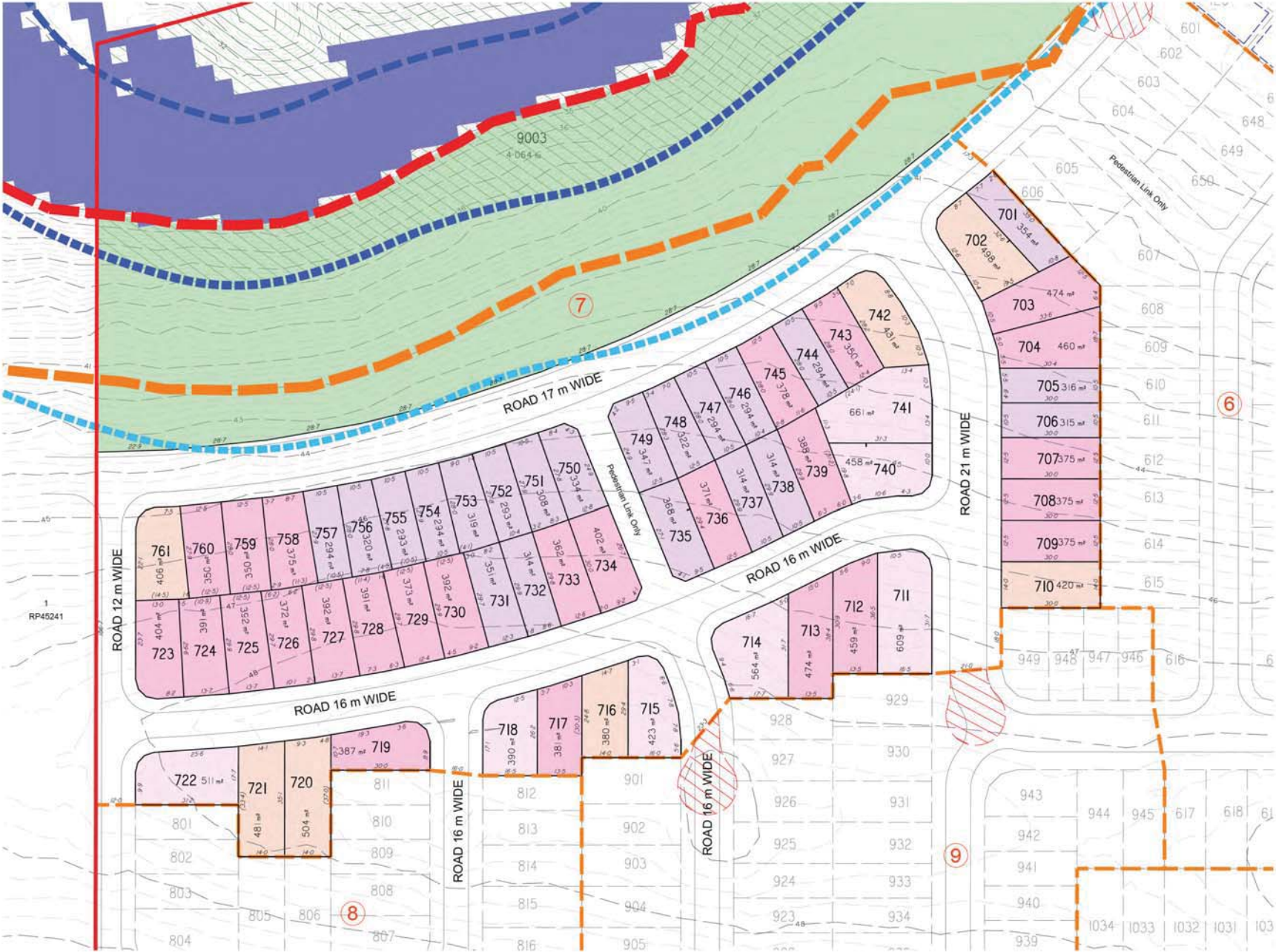
SCALE @A1 1:600 @A3 1:1200. LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70





# Subdivision Plan

## STAGING PLAN - STAGE 7



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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- 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
- Riparian Zone - 7.6 ha
- Linear Park - 2260m<sup>2</sup> (Lot 9005 - Part of Stage 14)
- District Park - 9.403 ha
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

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 m <sup>2</sup>
Open Space	4.064 ha 51.7%

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

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



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

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



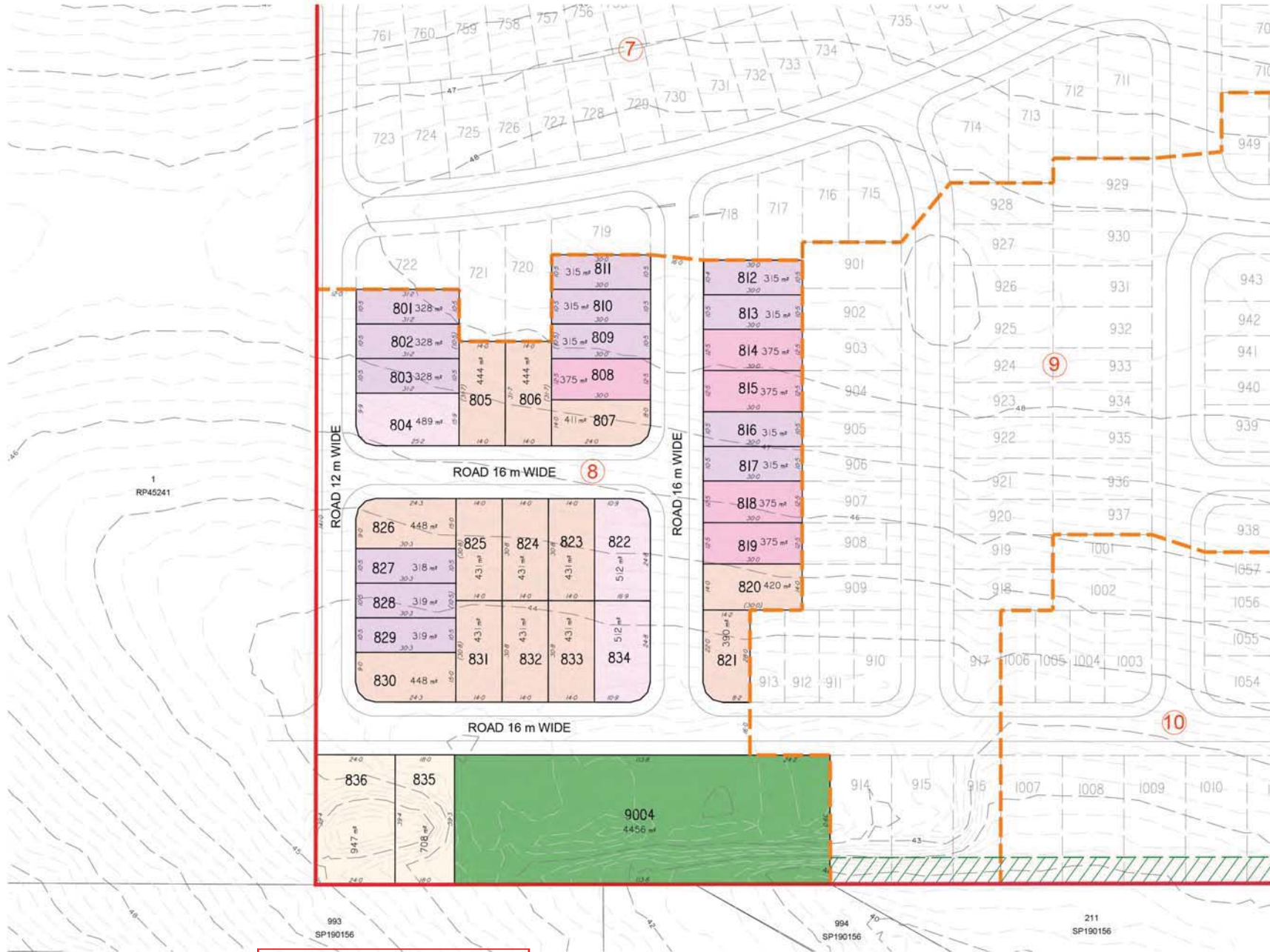
ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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



# Subdivision Plan

## STAGING PLAN - STAGE 8



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

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



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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

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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- ① Staging No.
- Staging Boundary
- Temporary Turn-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

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 m²
Stormwater / Detention Basin	4456 m² 16.8%

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70



## STAGING PLAN - STAGE 9

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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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  
 Staging No.  
 Staging Boundary  
 Temporary Turn-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

By: Owen Haslam

Date: 13/12/18

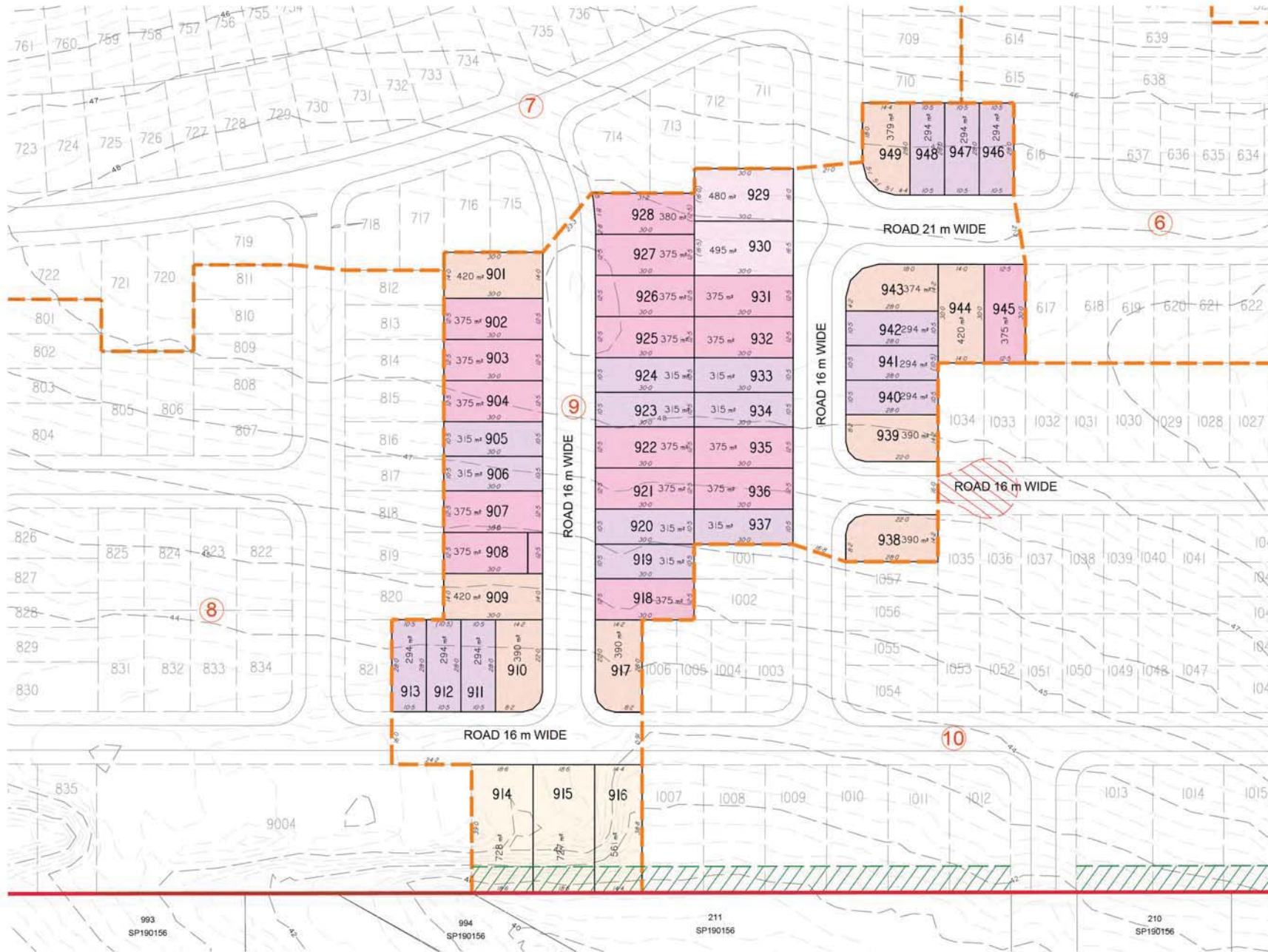


## STAGING STATISTICS - STAGE 9

Stage Area	2,559 ha	
Length of New Roads	420m	
Area of New Roads	7165 m <sup>2</sup>	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 m <sup>2</sup>	

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

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



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

Approval no: DEV2017/887

Date: 14/12/18



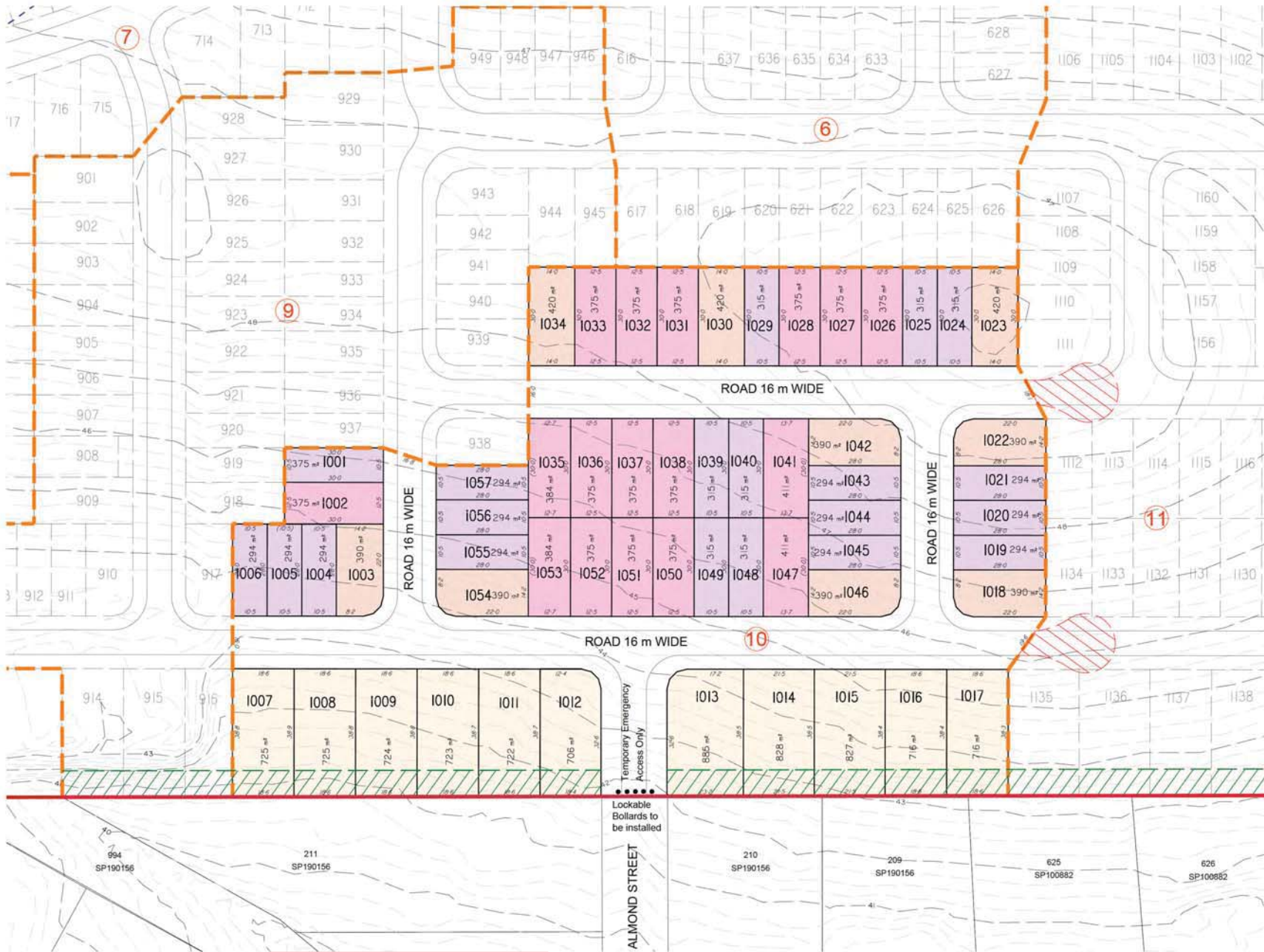
ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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



# Subdivision Plan

## STAGING PLAN - STAGE 10



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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- ① Staging No.
- Staging Boundary
- Temporary Turn-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

By: 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 m <sup>2</sup> 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	11 19.3%
Total Residential Allotments	57 100%
Average Lot Size	428 m <sup>2</sup>

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



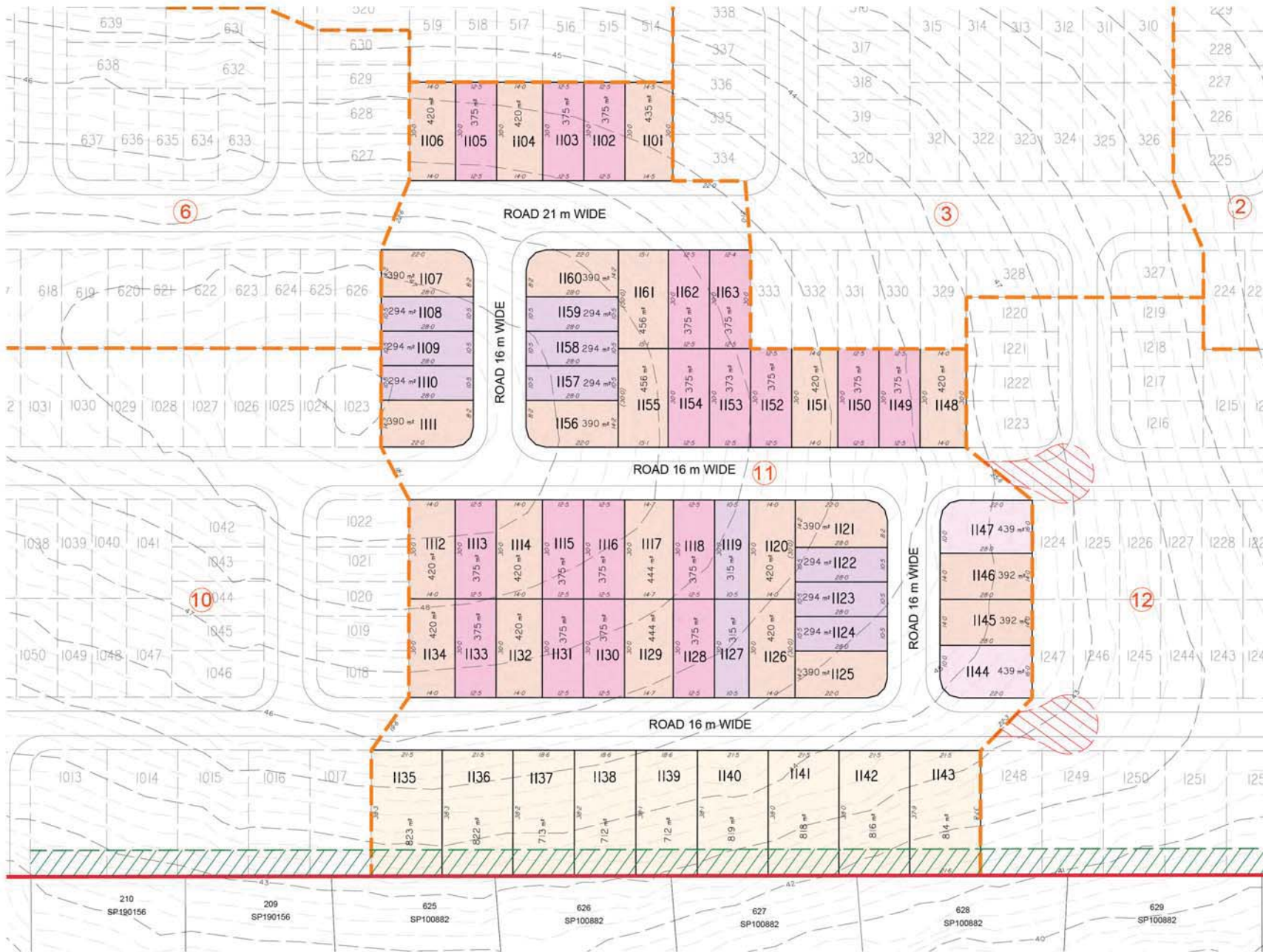
ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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



# Subdivision Plan

## STAGING PLAN - STAGE 11



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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- ① Staging No.
- Staging Boundary
- Temporary Turn-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

By: 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 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

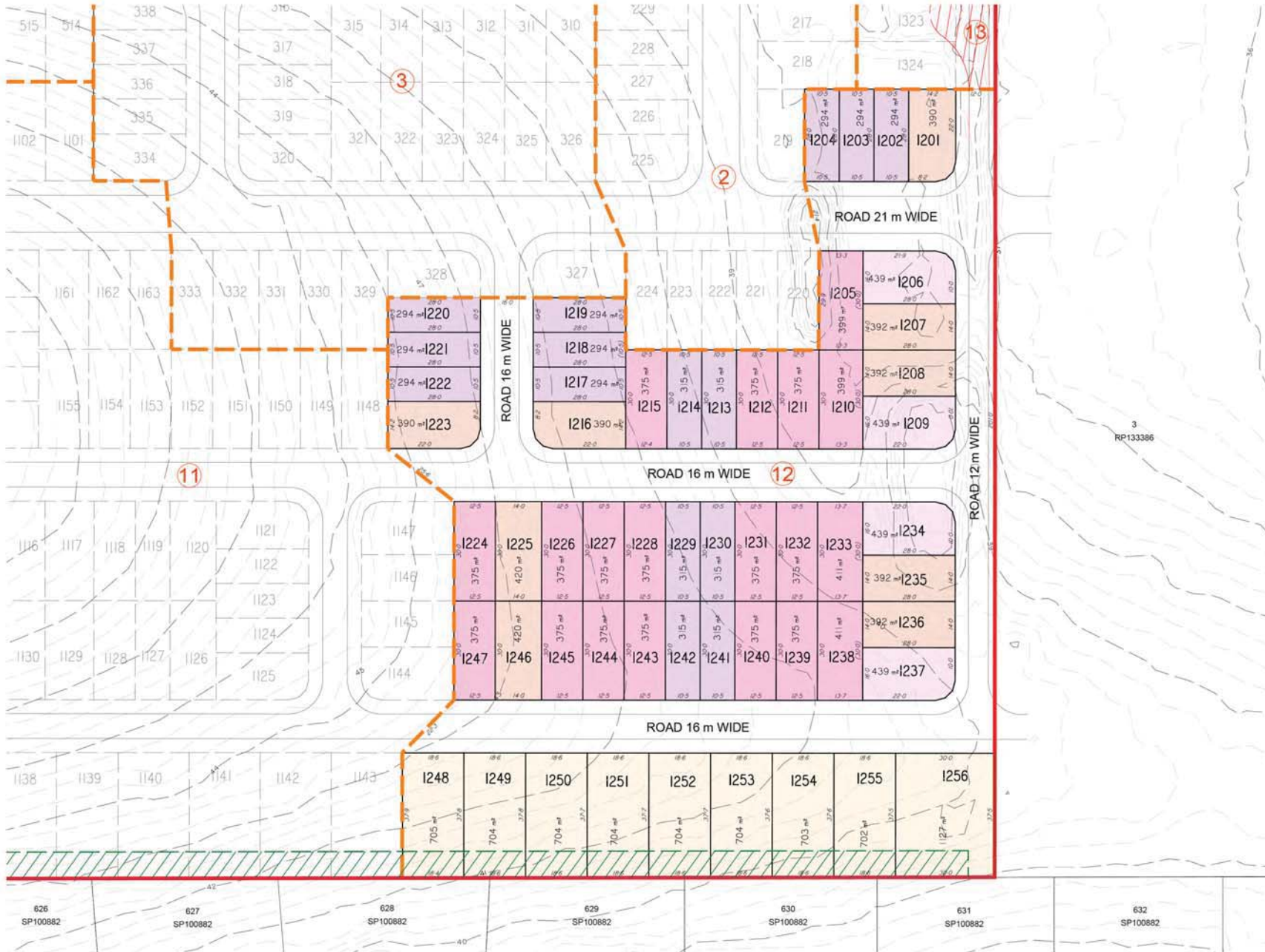
SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70





# Subdivision Plan

## 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 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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- ① Staging No.
- Staging Boundary
- Temporary Turn-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

By: Owen Haslam

Date: 13/12/18



### STAGING STATISTICS - STAGE 12

Stage Area	3.313 ha
Length of New Roads	615 m
Area of New Roads	9245 m <sup>2</sup> 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 <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70

**SH** saunders  
havill  
group



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 14/12/18



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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



# Subdivision Plan

## STAGING PLAN - STAGE 13

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.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- 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 - 7.6 ha
- Linear Park - 2260m<sup>2</sup> (Lot 9005 - Part of Stage 14)
- District Park - 9.403 ha
- ① Staging No.
- Staging Boundary
- / / / Temporary Turn-Around Easement to be Provided

**Note: Staging is sequential.**

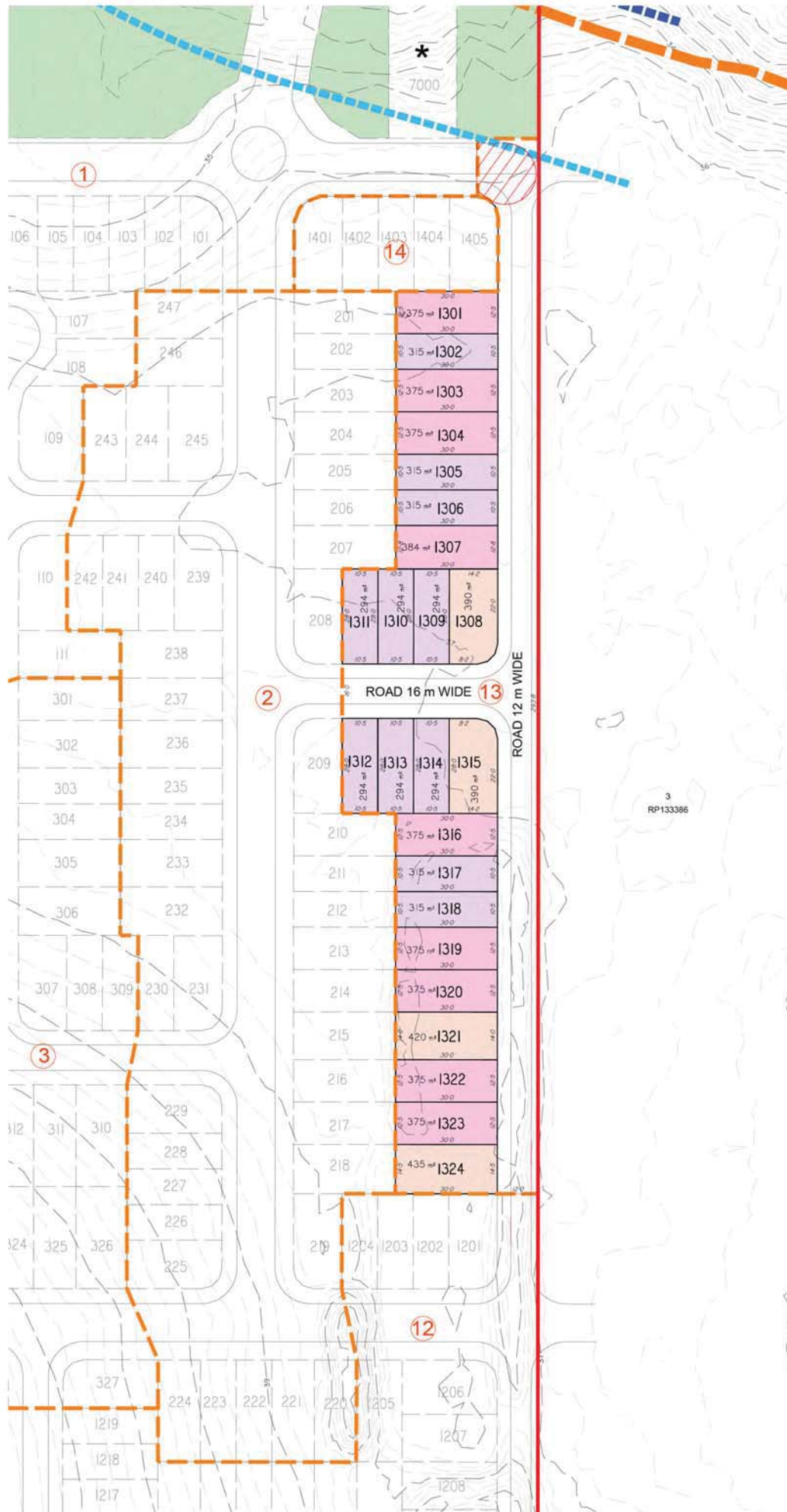
**AMENDED IN RED**

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 13

Stage Area	1,264 ha
Length of New Roads	340 m
Area of New Roads	4285 m <sup>2</sup> 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 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:1200. LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70





# Subdivision Plan

## STAGING PLAN - STAGE 14

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.

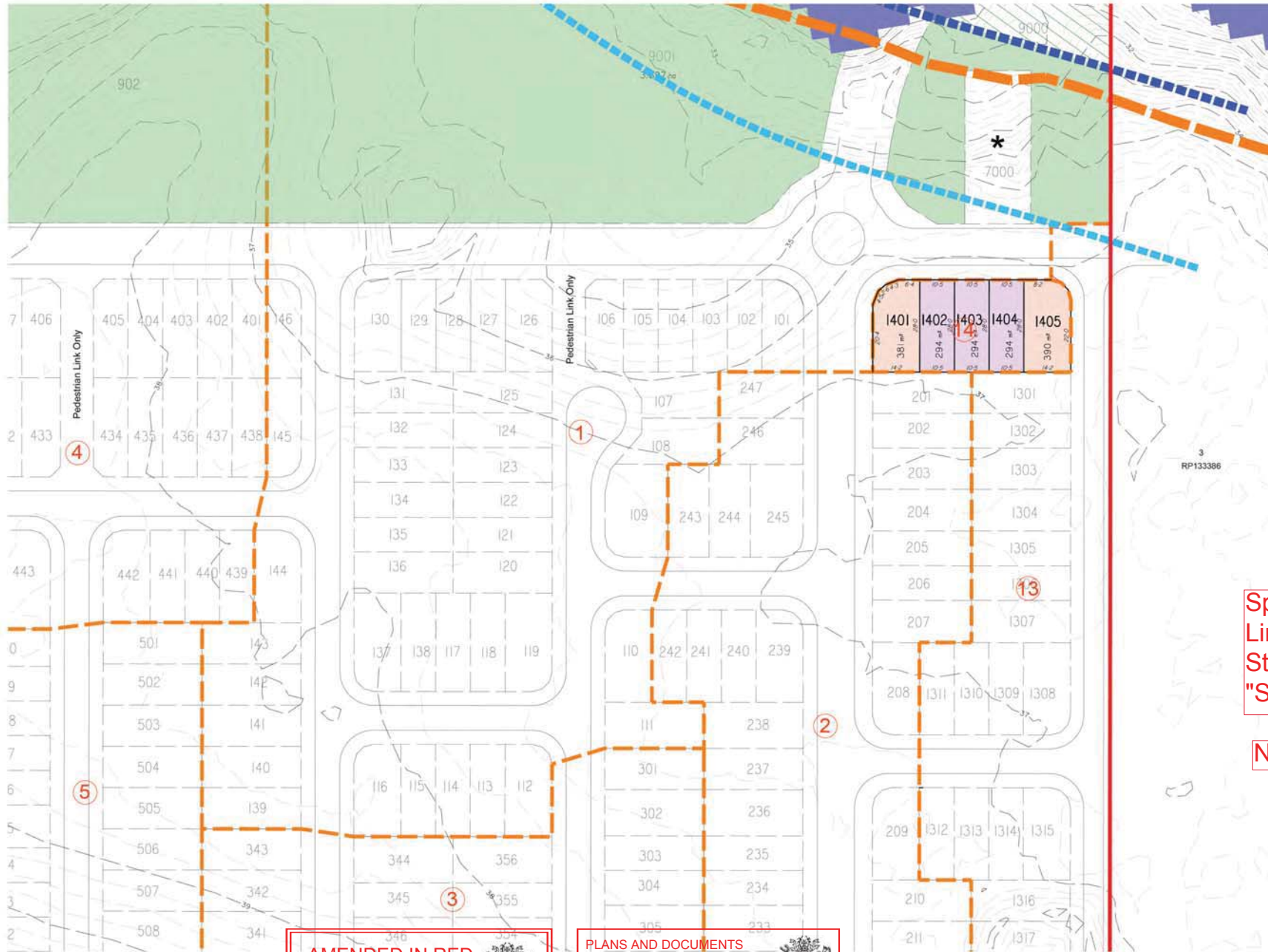
Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject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

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.  
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* 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
- 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 - 7.6 ha
- Linear Park - 2260m<sup>2</sup> (Lot 9005 - Part of Stage 14)
- District Park - 9.403 ha
- ① Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided



Spatial extent of Lot 9005 -  
Linear Park forming part of  
Stage 14 shown on  
"Subdivision Plan - Overall"

Note: Staging is sequential.

### STAGING STATISTICS - STAGE 14

Stage Area	1653 m <sup>2</sup>	
Villa (10.5m - 12.99m frontage)	3	60.0%
Courtyard (14m - 15.99m frontage)	2	40.0%
Total Residential Allotments	5	100%
Average Lot Size	331m <sup>2</sup>	

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70



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

