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NOTES

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

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 m²

District Park - 9.403 ha Staging No.

Staging Boundary

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

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

DEVELOPMENT STATISTICS

53.914 ha	
7105 m	
12.623 ha	23.4%
193	29.9%
261	40.4%
134	20.7%
24	3.7%
34	5.3%
646	100%
390 m²	
15.608 ha	28.9%
4462 m²	0.8%
	7105 12.623 ha 193 261 134 24 34 646 390 15.608 ha

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

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



404

537

370m2

504

390m²

506 375m

on)

523

401m

375m

375m

375m²

375m

375m

375m

375m

403

538 539

ROAD 16 m WIDE

503 502/ 501 144

505 / 375m²

375m²

508 375m

510 375m

512 375m²

511 375m

294m² 294m

402

375m² 375m

401

375m

540

366mg

12.5

366m

8.3 3.1

390m

143

375m

30.0

142

375m

30-0

141

30.0 140

375m

30·0 139

375m

343

375m

341

375m

m WIDE

ROAD

0.0

21877m²

ROAD 17 m WIDE

12·3 ×. Ś

126

15.3

10.0 10.0 10.0 10.0

10.0

16-1

109

514m²

3./ 13.0

3.1 8.3

⊙ 390m

14.3

111

375m

420m

303 315m

304 315m

104 103 102

10.0

29:0

107

351m

23·5 108

368m²

243 244

30m² 294m³

350m²

ROAD 16 m WIDE

240 241

280m

420m

237 375m

236 420m

235 315m²

233

315m

420m

10.0

106

313m² 280m 280m 280m 280m

WIDE

Έ

16

ROAD

10.0

10.0

30.0

125

375m

30.0

300m

30·0 123

300m

30.0

122

375m

30·0 121

30·0 120

375m

293m

15.3

119 (

438m²

112

420m

355 300m

10-0

280m 294m 280m 422m

10-0

30.0

131

375m

30.0

300m

30·0 133

300m

30.0

134

30·0 135

30·0 136

375m

137 138 117 118

409m

3.1 8.3

116 145 114 113

 $\approx 390 \text{m}$

10.0 10.5 10.0

293m² 308m²

ROAD 16 m WIDE

10.0 10-5 10.0

10.0

280m 294m² 280m 418m

420m

345 300m

375m

130 129 128 127

390m²

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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

Approx, High Bank - Derived from Slope analysis utilising lidar data 50m High Bank Offset

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: Dimensions have been rounded down to the nearest 0.1m

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

8 ROAD

m WIDE

7

ROAD

201

202 300m

205 300m

384m

206 300m

390m

209

211 315m²

101

382m

357m

246

357m²

245

439m

239

418m²

2361m

700

861m

*

ROAD 17 m WIDE

1302 315m

1305 315m

1310 _I 1309 1308

1313

1303 375m

1304 375m

1306 **13**6m

1307 384m

294m 390m

1844 1315

375m

294m

Queensland

Approval no: DEV2017/887

03 December 2020

STAGING STATISTICS - STAGE 1

Stage Area	6.321 ha	
Length of New Roads	1005 m	
Area of New Roads	2.214ha	35.0%
Villa (10.0m - 12.49m frontage)	20	43.4%
Premium Villa (12.5m - 13.99m frontage)	13	28.3%
Courtyard (14m - 15.99m frontage)	12	26.1%
Premium Courtyard (16m + frontage)	1	2.2%
Total Residential Allotments	46	100%
Average Lot Size	347 m²	
Pump Station (Lot 7000)	861m²	
Open Space (Lots 9000 & 9001)	2.423 ha	38.3%
(220114	22.070

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

STAGING STATISTICS - STAGE 2

STAGING STATISTICS*STAGE 2			
Stage Area	2.57	2.57 ha	
Length of New Roads	431	431m	
Area of New Roads	8789 m²	34.2%	
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	360 m²	

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507

0 10 20 30 40 50 60 7



1220 288

1221 294m

294m

222 🖺 221

315m² ,375m

1213 | 1212

315m² \375m²

223

315m

121

224

375m

1215

1218 294n

220

37,5m

1211

1210

5

343

30.0

342

30.0

341

30·0 340

18-0 43

402m²

~28.0

28·0 334

390m²

28·0 280m² <u>6</u>

28·0 294m² 9

ROAD 16 m WIDE

14.8

339

3404m²

375m

344

420m

30.0

30·0 347

420m²

30.0

349 350 351

10.0 10-5

(3)

20.0

433m

& 317 300m²

S 318 315m S

30.0

30·0 320

418m

12.5

331

375m

12.5

330

375m

300m²

S 319

⊙ 345 300m

346

14.3 10.0 10.5 ~ _10.0

348

388m²

WIDE

Ε

16

ROAD

ROAD

12.5

333

14.0

332

420m

356

420m

S 355 300m² S

30°0 354 300m²

353

420m 30·0

29.0

290m²

315

420m2

14.0

321

420m

14.0

420m

305m2 290m²

o 352 &

ROAD 16 m WIDE

12.5

313

375m²

12-5

323

375m

₹33m²

12.5

314

375m

12-5

322

375m

S S 17.2

328 9.54 329

x393m2

ROAD 21 m WIDE

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301 375m²

30-0 302 420m²

303 315m²

€ 304 315m

\$ 305 420m

306 429m²

14-3 10.0 10:5

0.7 307 0.8 390m 8

3.183 10.0 10-5

12.5

311

375m

12.5

325

375m²

12.5

WIDE

ROAD

12:5

312

375m2

12.5

324

375m

30.0

30.0

308 309

280m² 294m

28:0

14.0

310

420m

14.0

326

420m

14.0

22-0 327 418m

m WIDE

ROAD

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LEGEND

Site Boundary Logan City Council 2016 Flood Mapping Minor Contour 0.25m Interval

Maior Contour 1.0m interval

 Staging No. Staging Boundary

TemporaryTurn-Around Easement to be Provided

NOTE: Dimensions have been rounded down to the nearest 0.1m;

referred to in the PDA

Approval no: DEV2017/887

PLANS AND DOCUMENTS **DEVELOPMENT APPROVAL**

03 December 2020

STAGING STATISTICS - STAGE 3

Stage Area	2.964 ha	
Length of New Roads	509 m	
Area of New Roads	9024m²	30.4%
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 &

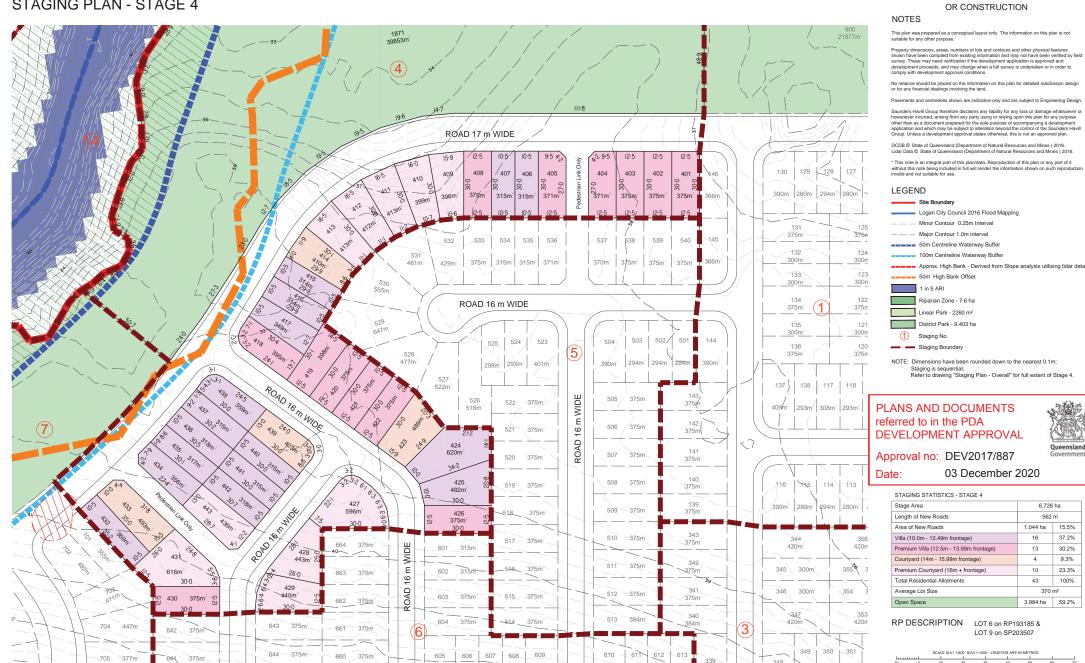
LOT 9 on SP203507

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



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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Queensland

30.2%

9.3%

23.3%

100%

6.726 ha

1.044 ha 15.5% 37.2%

13

10

43

370 m²





ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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LEGEND



NOTE: Dimensions have been rounded down to the nearest 0.1m; Staging is sequential;
Refer to drawing "Staging Plan - Overall" for full extent of Stage 7

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



Approval no: DEV2017/887

03 December 2020

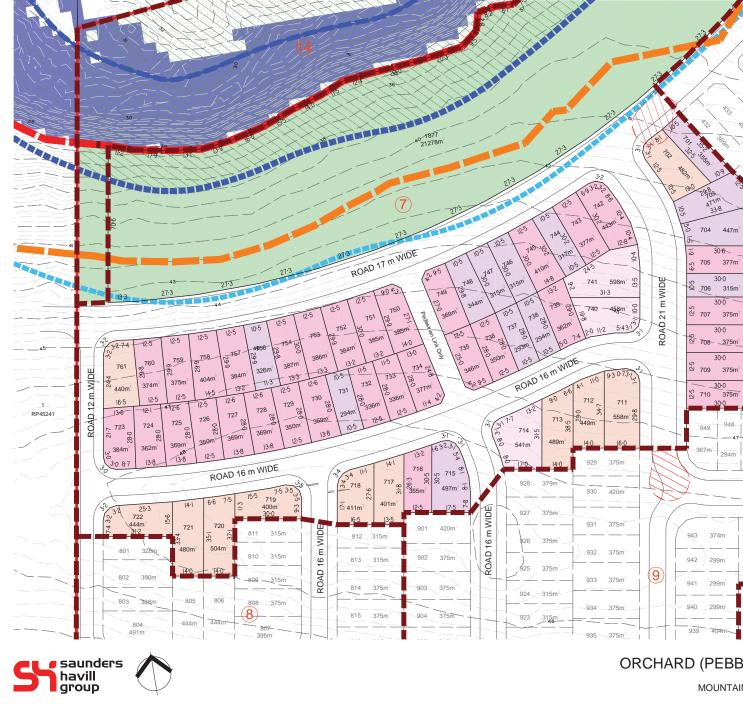
STAGING STATISTICS - STAGE 7

Stage Area	5.921	5.921 ha	
Length of New Roads	807	807 m	
Area of New Roads	1.437 ha	24.3%	
Villa (10.0m - 12.49m frontage)	13	21.7%	
Premium Villa (12.5m - 13.99m frontage)	33	54.9%	
Courtyard (14m - 15.99m frontage)	11	18.4%	
Premium Courtyard (16m + frontage)	3	5.0%	
Total Residential Allotments	60	100%	
Average Lot Size	393	393 m²	
Open Space	2.127 ha	35.9%	

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507

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



1032

375m²

1033

633

375m 375m

616m

430

375m

375m

375m

635

704 447m²

30-6

30.0

706 315m

707 375m²

30.0

30-0

948 947 946

294m² 294m²

709 375m²

710 375m²

949

374m

299m

Date:

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Site Boundary

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Minor Contour 0.25m Interval - Maior Contour 1.0m interval

Staging No.

Staging Boundary

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

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PLANS AND DOCUMENTS



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03 December 2020

STAGING STATISTICS - STAGE 8

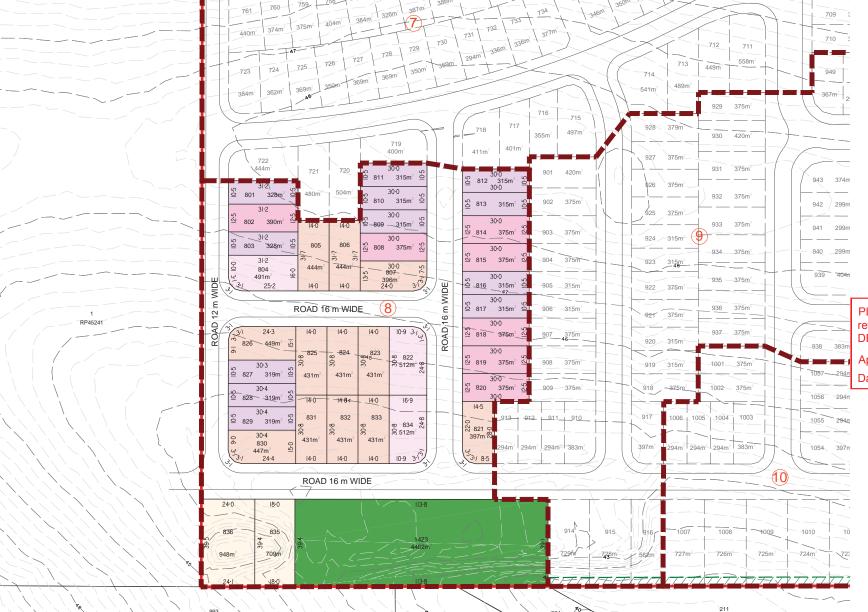
2.652 ha	
482 m	
7266 m²	27.4%
12	33.3%
7	19.5%
12	33.3%
3	8.3%
2	5.6%
36	100%
411m²	
4462 m²	16.8%
	482 7266 m² 12 7 12 3 2 36 411

Queensland

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507





994

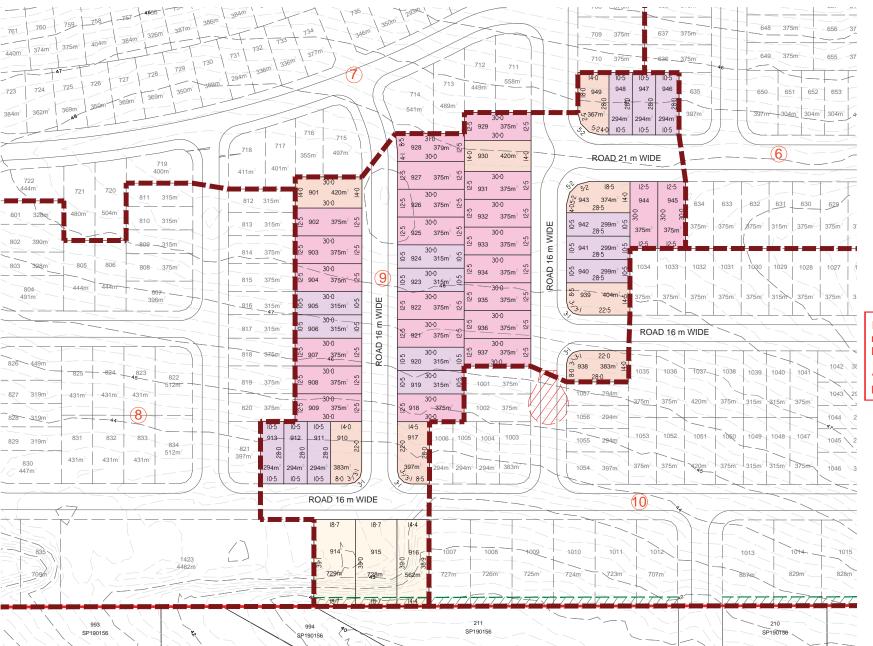
SP190156



SP190156

SP190156

saunders havill group



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03 December 2020 Date:

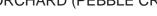
STAGING STATISTICS - STAGE 9

Stage Area	2.549 ha	
Length of New Roads	414m	
Area of New Roads	7144 m²	28.0%
Villa (10.0m - 12.49m frontage)	15	30.6%
Premium Villa (12.5m - 13.99m frontage)	23	47.0%
Courtyard (14m - 15.99m frontage)	8	16.3%
Interface Lots	3	6.1%
Total Residential Allotments	49	100%
Average Lot Size	378 m²	

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

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



716

355m²

715

497m

902 375m

903. 375m

906 315m

904 375m

905 _ 315m 489m

420m 930

375m 931

932

933 375m

935 375m

936 375m 943 374m

942

941

940 299m

938 383m

944 945

375m²

12.5

12-5 _I2·5

1033

375m

12.5

1036 1035

634 633

1032

375m²

14.0

1037

 $-375m^2$

1031

375m²

12.5

12.5 10.5 10.5 12.5

1038 1039 1040 1041

632

1030 1029 1028

375m² 315m 375m²

631 630 629

10.5 12.5

ROAD 16 m WIDE

375m2

379m

375m

924 315m

922 375m2

921 375m

920 315m

923

541m

927

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1106

420m 375m 375m²

1110 294m

1111 397m

1112

1134

625

375m²

1133

1136

623 315m

624

625

1023

375m²

12.5

23.8

1022 408m

29.8

304m² 304m²

6

1027

375m²

12-5

22.0

1042 383m

28.0

628

375m

1026

375m² 375m

12.5

627

1025

12.5

626

1024

375m²

12-5

1103

375m 375m

1160 3971

1159 304m

1158 304m

1 57 305m

1156 411m

1115 1116

1131

375m2

1114

.420m²

1132

420m²

1137

1138

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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:

PLANS AND DOCUMENTS



03 December 2020 Date:

referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2017/887

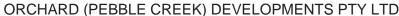
STAGING STATISTICS - STAGE 10

Stage Area	3.346 ha	
Length of New Roads	540 m	
Area of New Roads	8891 m²	26.7%
Villa (10.0m - 12.49m frontage)	17	29.8%
Premium Villa (12.5m - 13.99m frontage)	21	36.9%
Courtyard (14m - 15.99m frontage)	8	14.0%
Interface Lots	11	19.3%
Total Residential Allotments	57	100%
Average Lot Size	429 m²	

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

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

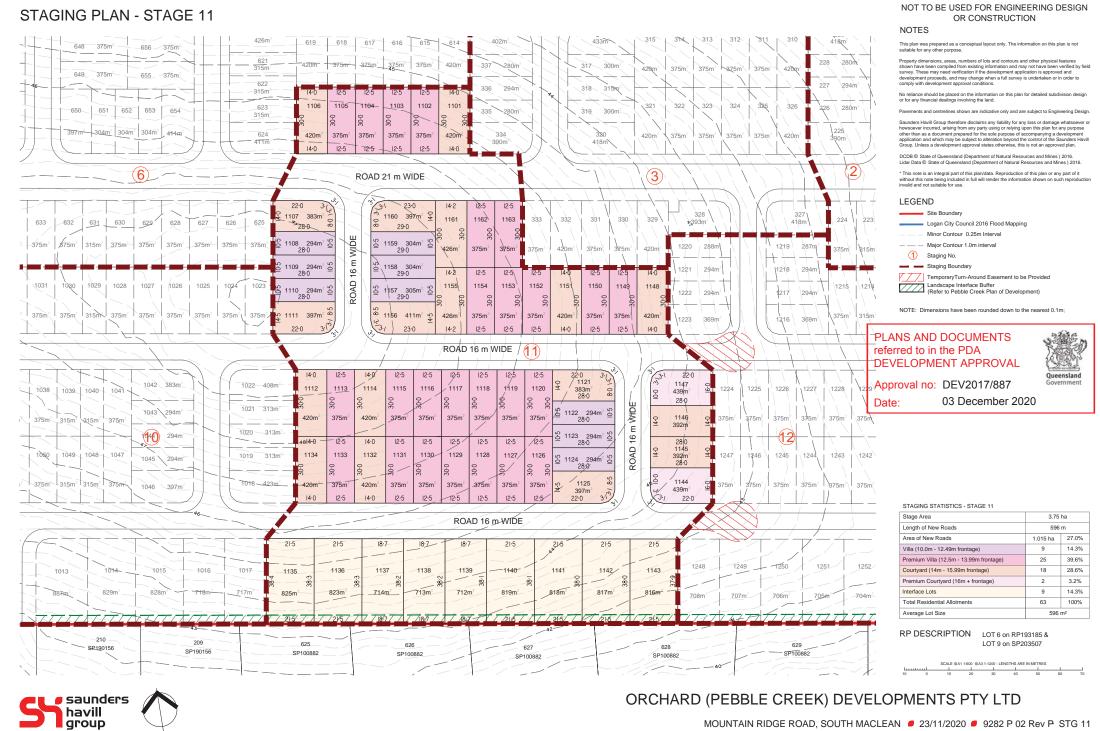


626

SP100882

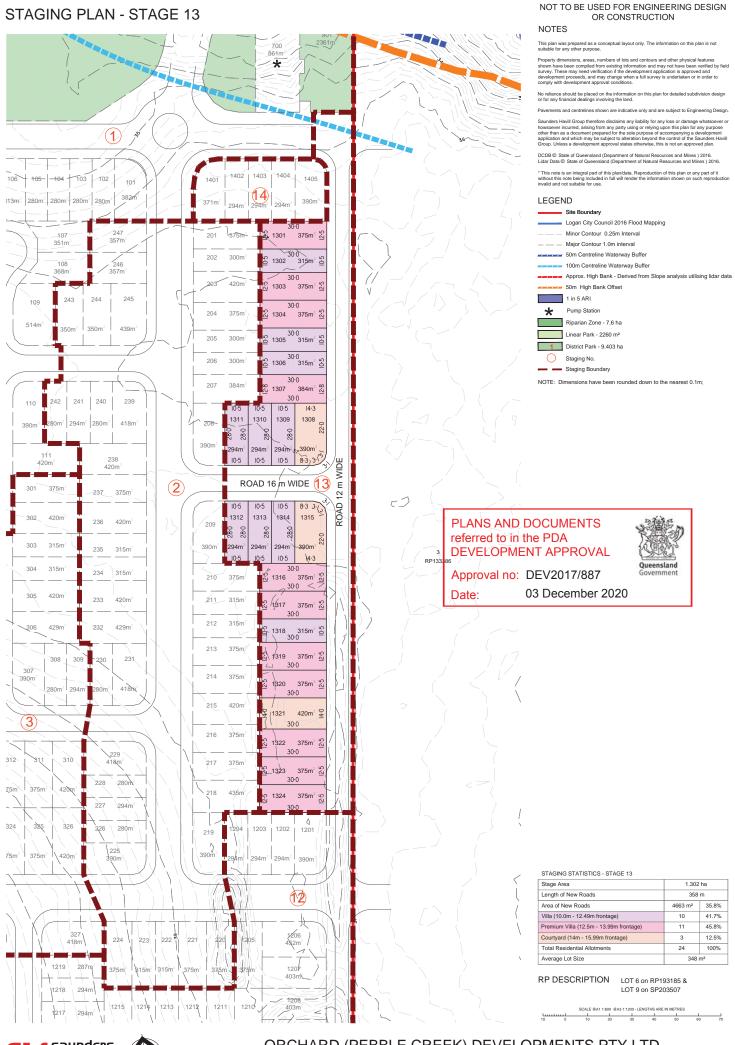


MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 23/11/2020 • 9282 P 02 Rev P STG 10



NOT TO BE USED FOR ENGINEERING DESIGN STAGING PLAN - STAGE 12 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 228 317 300m 375m² 375m 375m 375m 435m development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. 227 294m 336 294m 318 No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land. 1102 321 322 323 324 325 326 280m 1203 1202 335 319 300m 1201 ements and centrelines shown are indicative only and are subject to Eng howsoever incurred, arising from any party using or relying upon this plan for any purpose 334 390m other than as a document prepared for the sole purpose of accompanying a development 375m 420m² 375m 375m 375m2 375m 420m 294m 294m 390m pplication and which may be subject to alteration beyond the control of the Saunders Havi 390m 418m Group. Unless a development approval states otherwise, this is not an approved plan 10-5 10.5 _8.3 3.√ DCDB © 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 ROAD 21 m WIDE without this note being included in full will render the information shown on such reproduction invalid and not suitable for use **LEGEND** 22.8 Site Boundary 1206 1161 1163 333 332 331 330 223 222 221 1205 452m² Logan City Council 2016 Flood Mapping 28.87 Minor Contour 0.25m Interval Major Contour 1.0m interval 1220 288m\° S 1219 287m 426m m WIDE 815m² 315m Staging No. 28.0 294m² Staging Boundary 1221 S 1218 294m TemporaryTurn-Around Easement to be Provided 1208 1155 1154 1153 1152 1150 11148 28.0 28:0 1215 1214 1213 1212 1211 1210 Landscape Interface Buffer 403m 28·8)5m £ 1217 (Refer to Pebble Creek Plan of Development) £ 1222 294m² ROAD NOTE: Dimensions have been rounded down to the nearest 0.1m 28.0 1209 375m 375m 375m 420m2 375m 375m 420m 375m 315m \315m 375m WIDE 426m 375m 375m 369m² 👸 1223 369m 452m RP133386 22.0 22-8 22.0 10.5 √0.5 12.5 12.5 ROAD-12m PLANS AND DOCUMENTS ROAD 16 m WIDE referred to in the PDA DEVELOPMENT APPROVAL 12.5 12.5 12.5 12.5 10.5 12.5 12.5 12.5 Queensland Approval no: DEV2017/887 1234 1116 1118 11,20 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 383m 450m 000 28.7 03 December 2020 30.0 Date: 1122 294m 375m 375m 1235 375m 375m 375m² 375m2 375m² 315m 375m² 375m² 392n 402m² 1123 294m 12-5 2.5 12.5 12-5 12.5 12.5 10.5 12.5 12.5 12.5 1236 1129 1128 1127, 1126 392m 1247 1246 1245 1244 1243 1242 1241 1240 1239 1238 402m 1124 294m 28.7 1144 1237 1125 375m 375m 375m² 375m² 375m² 375m² 375m2 375m² 375m 315m 375m 375m 375m2 450m² 397m 12-5 12.5 12.5 12-5 12.5 12-5 10.5 12.5 12.5 12.5 22.7 STAGING STATISTICS - STAGE 12 3.307 ha ROAD 16 m WIDE Length of New Roads 9246 m² 28.0% 18.7 18.7 18.7 18.7 18.7 18.7 18.7 18.7 30.0 13 23.2% Villa (10.0m - 12.49m frontage) Premium Villa (12.5m - 13.99m frontage) 25 44.7% 1249 1250 1251 1252 1253 1254 1255 1256 1143 8.9% 1138 1141 1142 Premium Courtyard (16m + frontage) 7.1% Interface Lots 16.1% 817m 708m 707m² 706m 705m 704m 703m 703m 702m² 1126m Total Residential Allotments 56 100% Average Lot Size 424 m² RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507 628 629 630 632 626 SP100882 SP100882 SP100882 SP100882 SP100882 SP100882 SP100882 SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES





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LEGEND



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 - 2260 m²

District Park - 9.403 ha

Staging No. Staging Boundary

NOTE:

Dimensions have been rounded down to the nearest 0.1m:

Staging is sequential; 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

03 December 2020

Queensland

STAGING STATISTICS - STAGE 14 Stage Area 6 464 ha Villa (10.0m - 12.49m frontage) 60.0% Courtyard (14m - 15.99m frontage) 40.0% Total Residential Allotments 100% Average Lot Size 331m² Open Space 6.305 ha 97.4%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



403

401

539 540

375m2

129

375m

132

300m

133

134

375m

300m

127

124

123

122

375m²

300m

300m

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

1404 1403

1303

300m

247

245

439m

350m²

351m²

368m2

109

514m

Date: