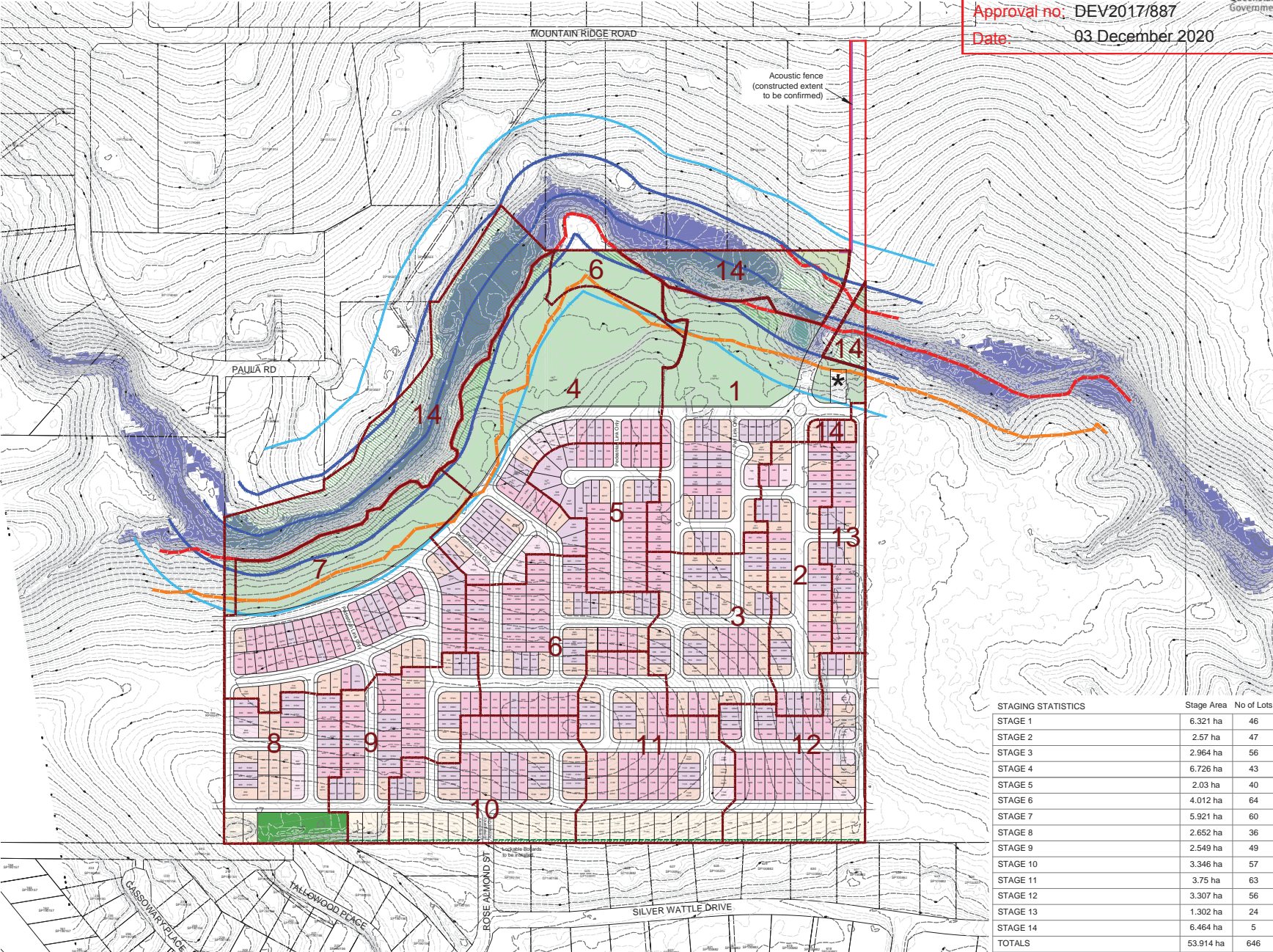


STAGING PLAN - OVERALL



PLANS AND DOCUMENTS  
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DEVELOPMENT APPROVAL



Approval no: DEV2017/887  
Date: 03 December 2020

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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 m<sup>2</sup>
- District Park - 9.403 ha
- Staging No.
- Staging Boundary
- Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

- 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	7105 m
Total Area of New Roads	12.623 ha 23.4%
Villa (10.0m - 12.49m frontage)	193 29.9%
Premium Villa (12.5m - 13.99m frontage)	261 40.4%
Courtyard (14m - 15.99m frontage)	134 20.7%
Premium Courtyard (16m + frontage)	24 3.7%
Interface Lots	34 5.3%
Total Residential Allotments	646 100%
Average Lot Size	390 m <sup>2</sup>
Total Open Space	15.608 ha 28.9%
Stormwater / Detention Basin	4462 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

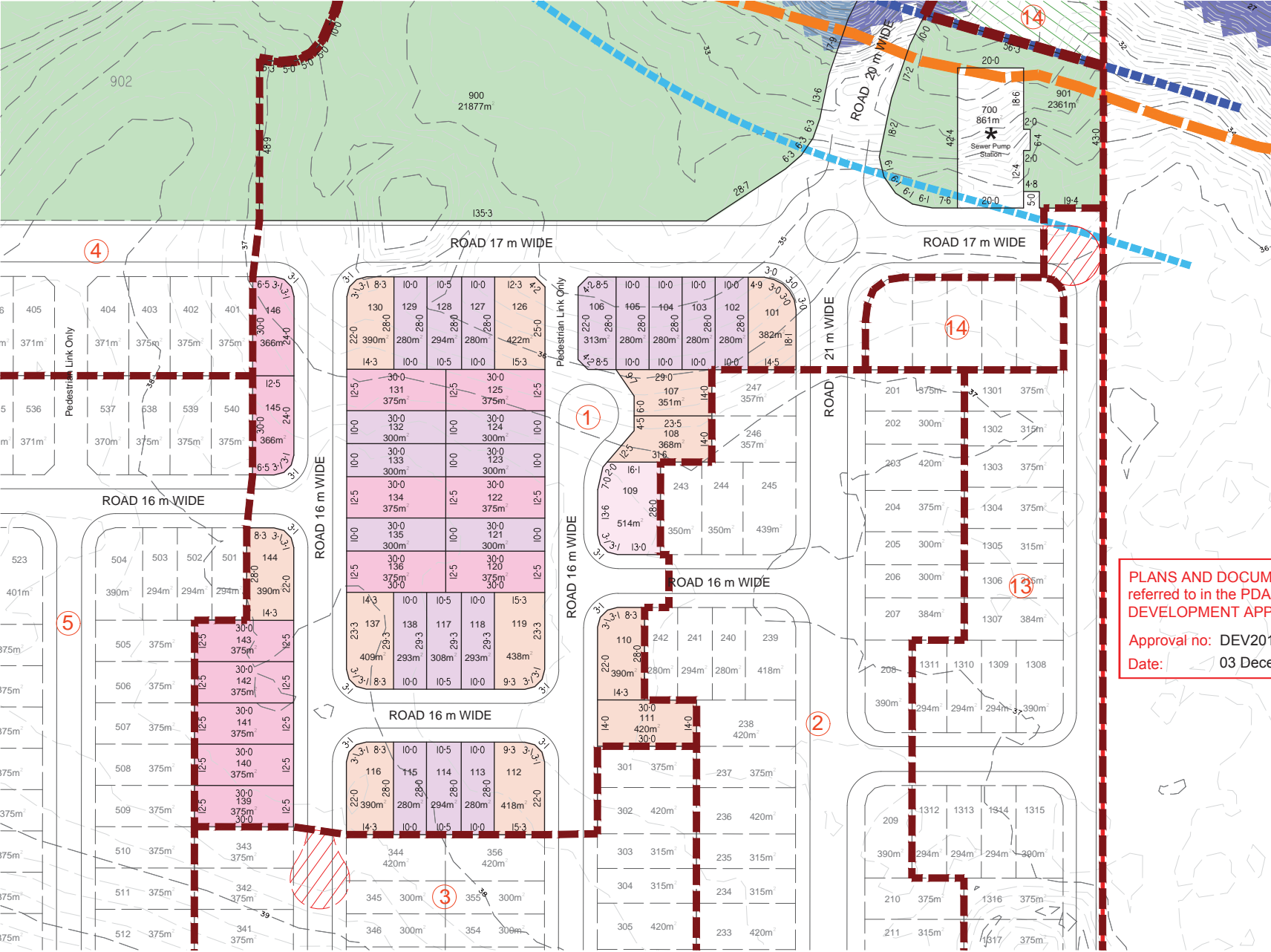


ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 30/10/2020 9282 P 02 Rev P PRO 01



STAGING PLAN - STAGE 1



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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
- 1 in 5 ARI
- Pump Station
- Riparian Zone - 7.6 ha
- Linear Park - 2260 m<sup>2</sup>
- District Park - 9,403 ha
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

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

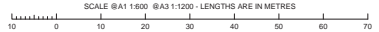
PLANS AND DOCUMENTS  
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Approval no: DEV2017/887  
Date: 03 December 2020



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 m <sup>2</sup>	
Pump Station (Lot 7000)	861m <sup>2</sup>	
Open Space (Lots 9000 & 9001)	2,423 ha	38.3%

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 30/10/2020 9282 P 02 Rev P STG 01

STAGING PLAN - STAGE 2

NOT TO BE USED FOR ENGINEERING DESIGN  
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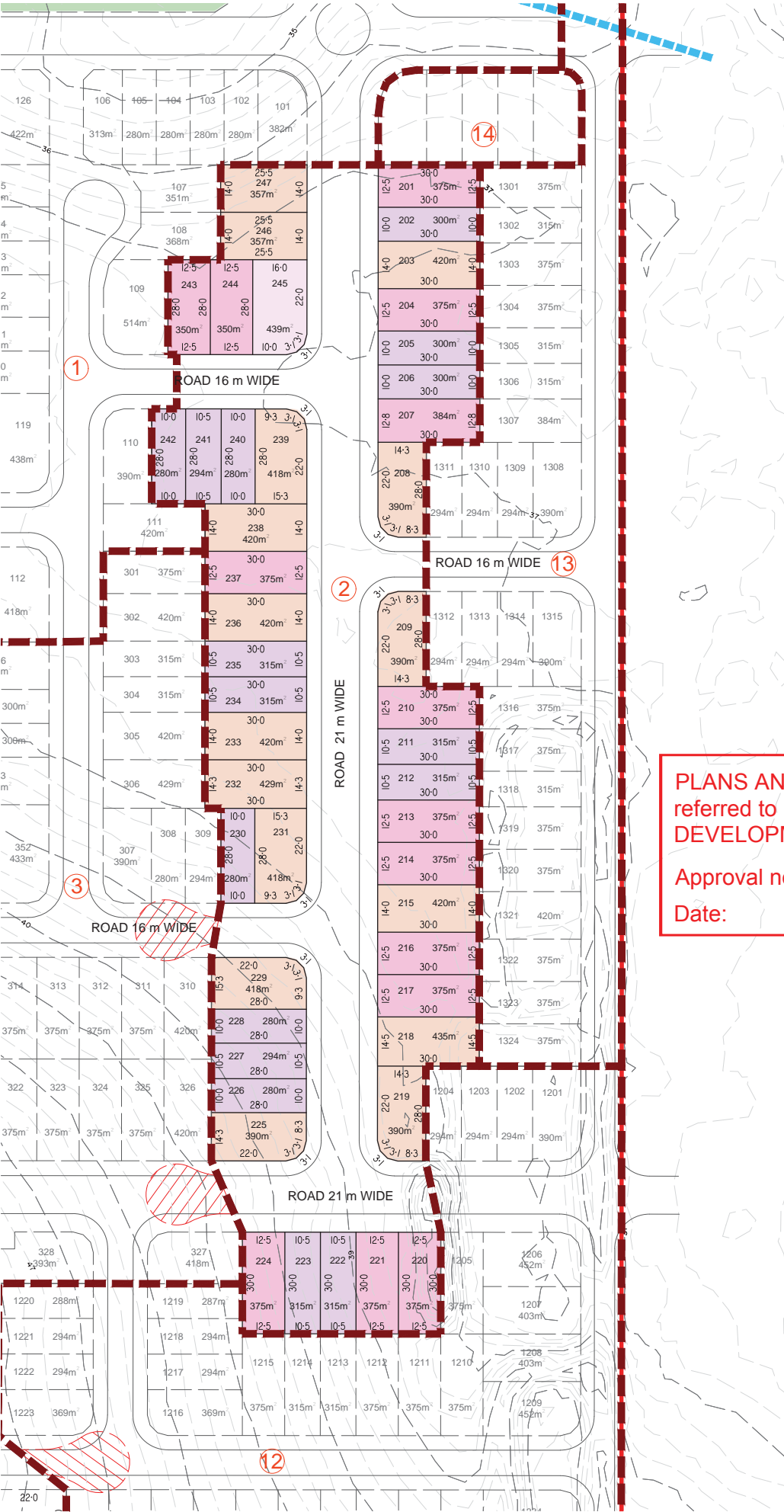
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LEGEND

- Site Boundary
- Logan City Council 2016 Flood Mapping
- Minor Contour 0.25m Interval
- Major Contour 1.0m interval
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

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



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Date: 03 December 2020



STAGING STATISTICS - STAGE 2

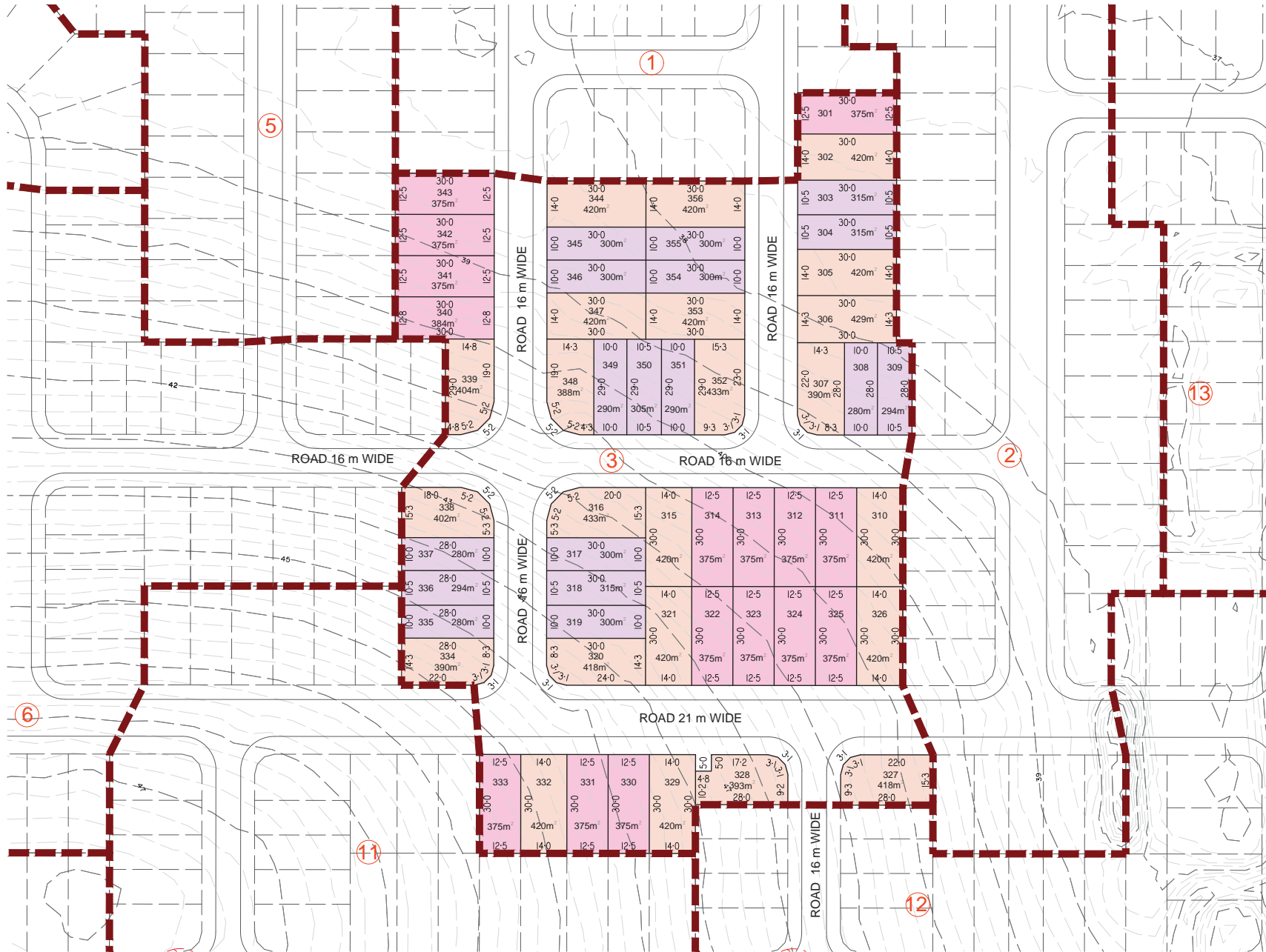
Stage Area	2.57 ha	
Length of New Roads	431m	
Area of New Roads	8789 m <sup>2</sup>	34.2%
Villa (10.0m - 12.49m frontage)	16	34.0%
Premium Villa (12.5m - 13.99m frontage)	14	29.8%
Courtyard (14m - 15.99m frontage)	16	34.0%
Premium Courtyard (16m + frontage)	1	2.2%
Total Residential Allotments	47	100%
Average Lot Size	360 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



## STAGING PLAN - STAGE 3



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## NOTES

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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. 1  
 Staging Boundary  
 Temporary Turn-Around Easement to be Provided

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

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## STAGING STATISTICS - STAGE 3

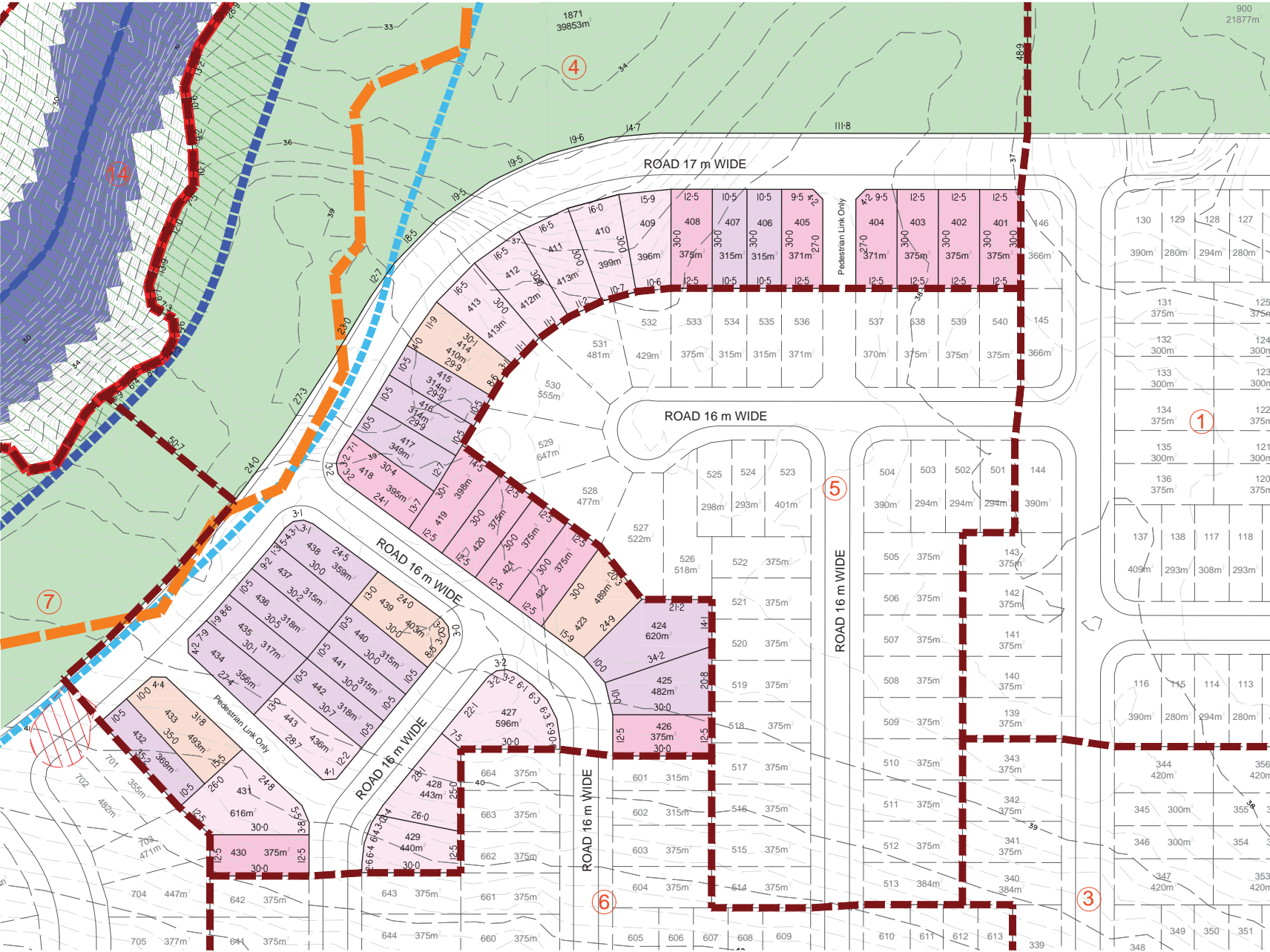
Stage Area	2.964 ha	
Length of New Roads	509 m	
Area of New Roads	9024m <sup>2</sup>	30.4%
Villa (10.0m - 12.49m frontage)	17	30.3%
Premium Villa (12.5m - 13.99m frontage)	16	28.6%
Courtyard (14m - 15.99m frontage)	23	41.1%
Total Residential Allotments	56	100%
Average Lot Size	368 m <sup>2</sup>	

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

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



STAGING PLAN - STAGE 4



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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
- 1 in 5 ARI
- Riparian Zone - 7.6 ha
- Linear Park - 2260 m<sup>2</sup>
- 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 4.

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DEVELOPMENT APPROVAL

Approval no: DEV2017/887  
Date: 03 December 2020



STAGING STATISTICS - STAGE 4

Stage Area	6.726 ha
Length of New Roads	562 m
Area of New Roads	1.044 ha 15.5%
Villa (10.0m - 12.49m frontage)	16 37.2%
Premium Villa (12.5m - 13.99m frontage)	13 30.2%
Courtyard (14m - 15.99m frontage)	4 9.3%
Premium Courtyard (16m+ frontage)	10 23.3%
Total Residential Allotments	43 100%
Average Lot Size	370 m <sup>2</sup>
Open Space	3.984 ha 59.2%

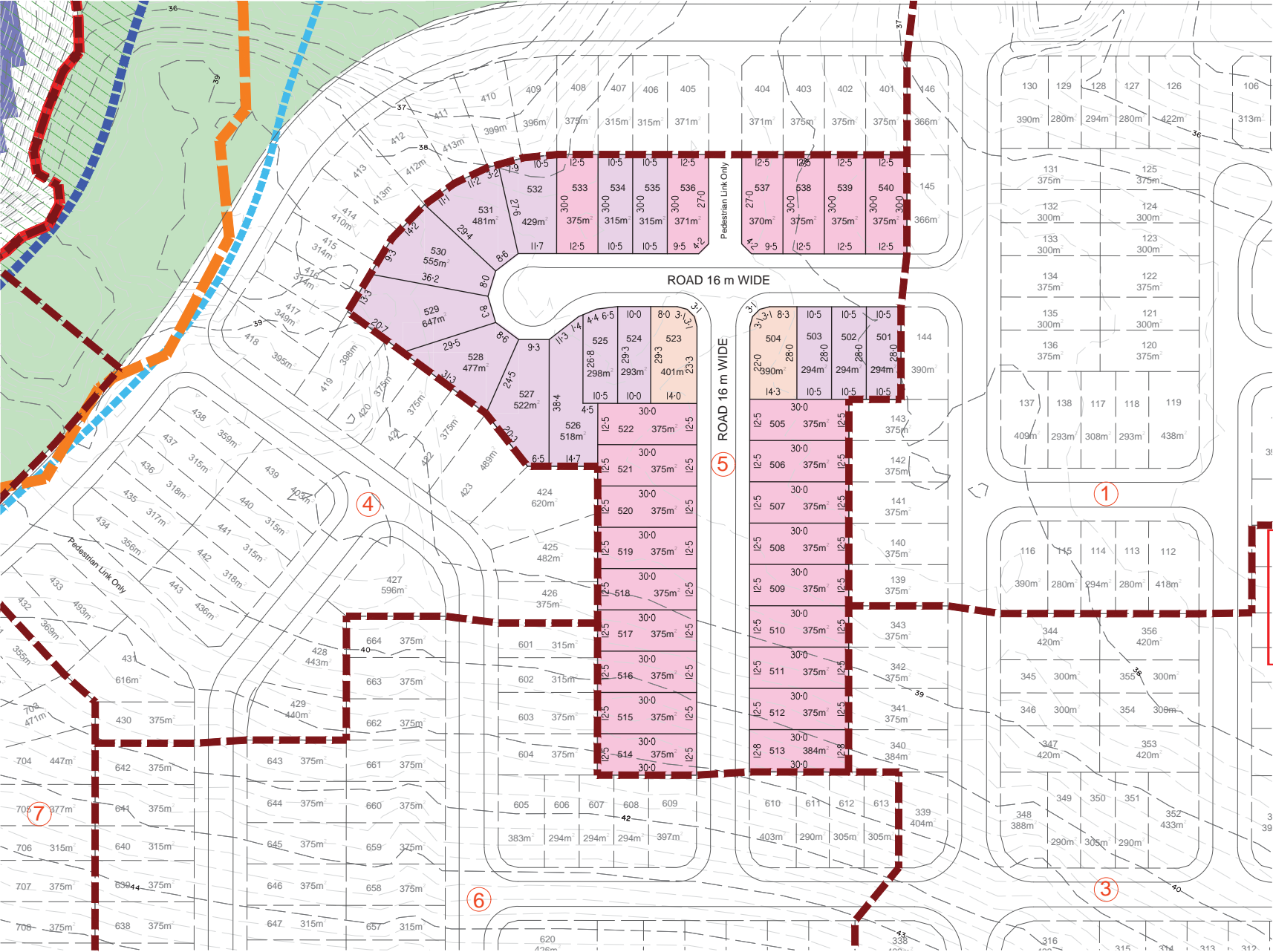
RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507



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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 23/11/2020 9282 P 02 Rev P STG 04

STAGING PLAN - STAGE 5



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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
- 1 in 5 ARI
- Riparian Zone - 7.6 ha
- Linear Park - 2260 m<sup>2</sup>
- District Park - 9,403 ha
- Staging No.
- Staging Boundary

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

**PLANS AND DOCUMENTS  
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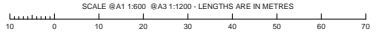
**Approval no:** DEV2017/887

**Date:** 03 December 2020



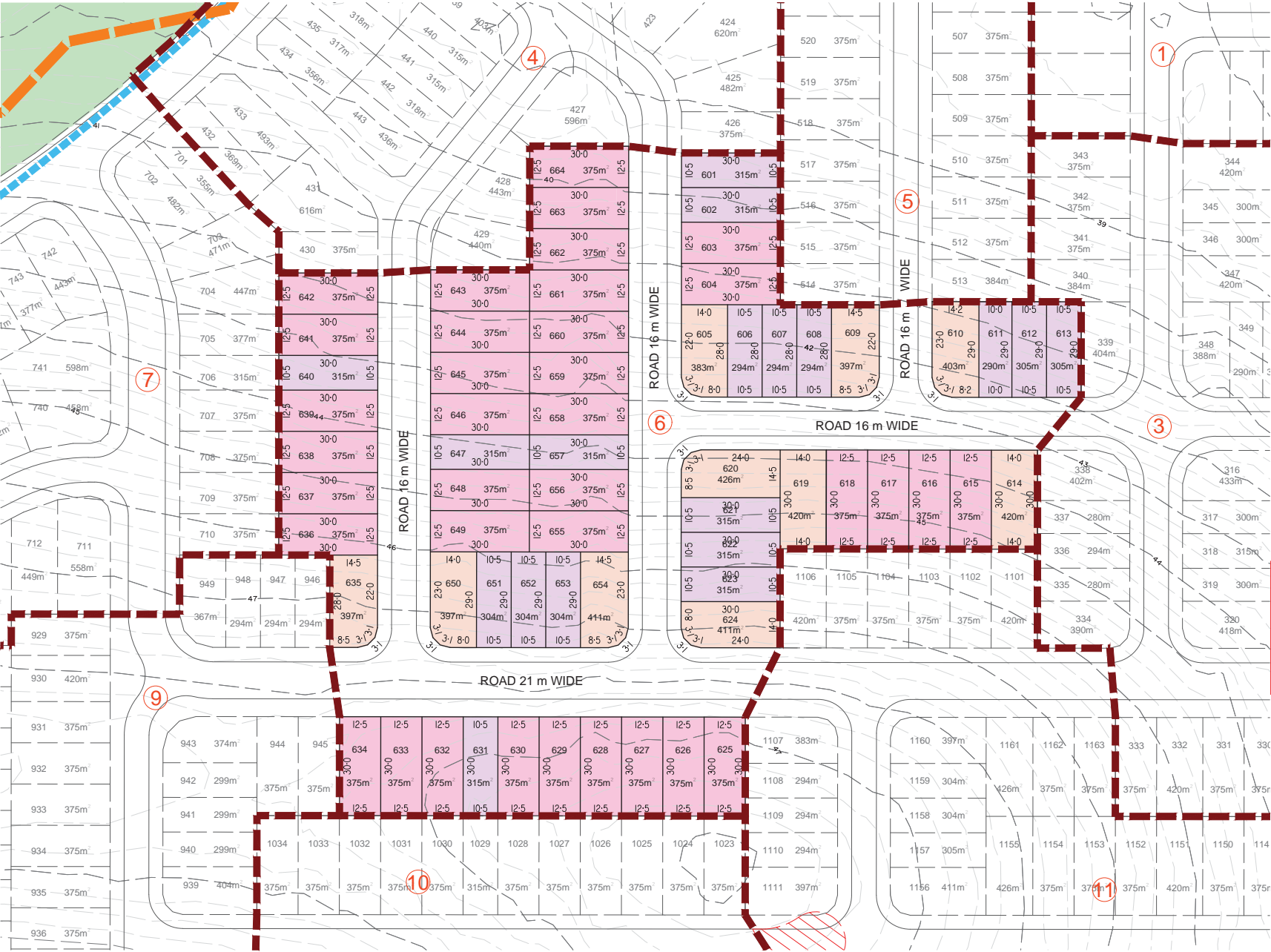
STAGING STATISTICS - STAGE 5	
Stage Area	2.03 ha
Length of New Roads	262m
Area of New Roads	4781 m <sup>2</sup> 23.6%
Villa (10.0m - 12.49m frontage)	14 35.0%
Premium Villa (12.5m - 13.99m frontage)	24 60.0%
Courtyard (14m - 15.99m frontage)	2 5.0%
Total Residential Allotments	40 100%
Average Lot Size	365 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507





STAGING PLAN - STAGE 6



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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
- 1 in 5 ARI
- Riparian Zone - 7.6 ha
- Linear Park - 2260 m<sup>2</sup>
- 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 6.

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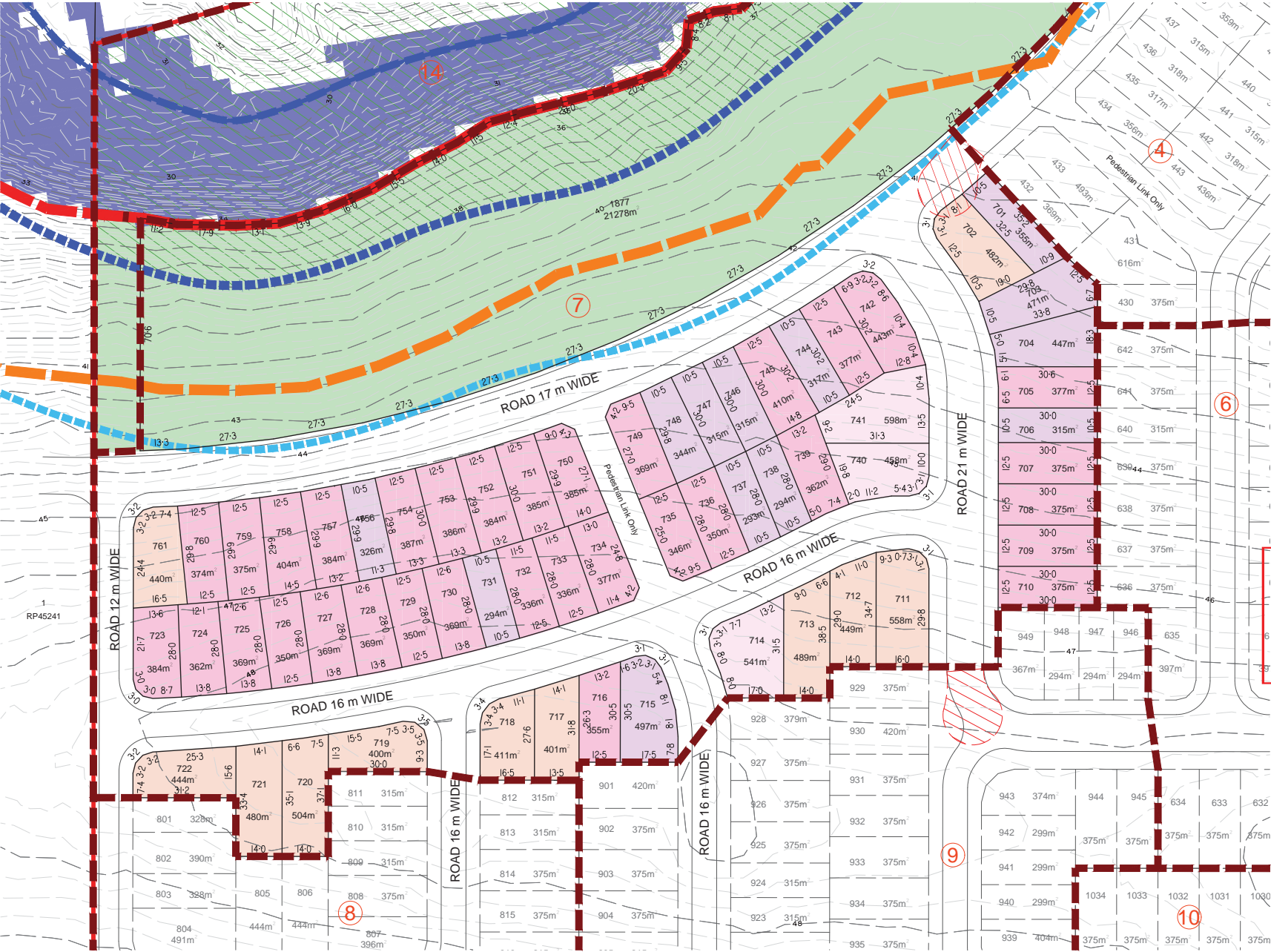
STAGING STATISTICS - STAGE 6		
Stage Area	4.012 ha	
Length of New Roads	536m	
Area of New Roads	9326 m <sup>2</sup>	23.3%
Villa (10.0m - 12.49m frontage)	18	28.1%
Premium Villa (12.5m - 13.99m frontage)	36	56.3%
Courtyard (14m - 15.99m frontage)	10	15.6%
Total Residential Allotments	64	100%
Average Lot Size	355 m <sup>2</sup>	
Open Space	7689 m <sup>2</sup>	19.2%

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

STAGING PLAN - STAGE 7



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LEGEND

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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
- 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 - 2260 m²
- District Park - 9.403 ha
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

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.

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Approval no: DEV2017/887

Date: 03 December 2020



STAGING STATISTICS - STAGE 7

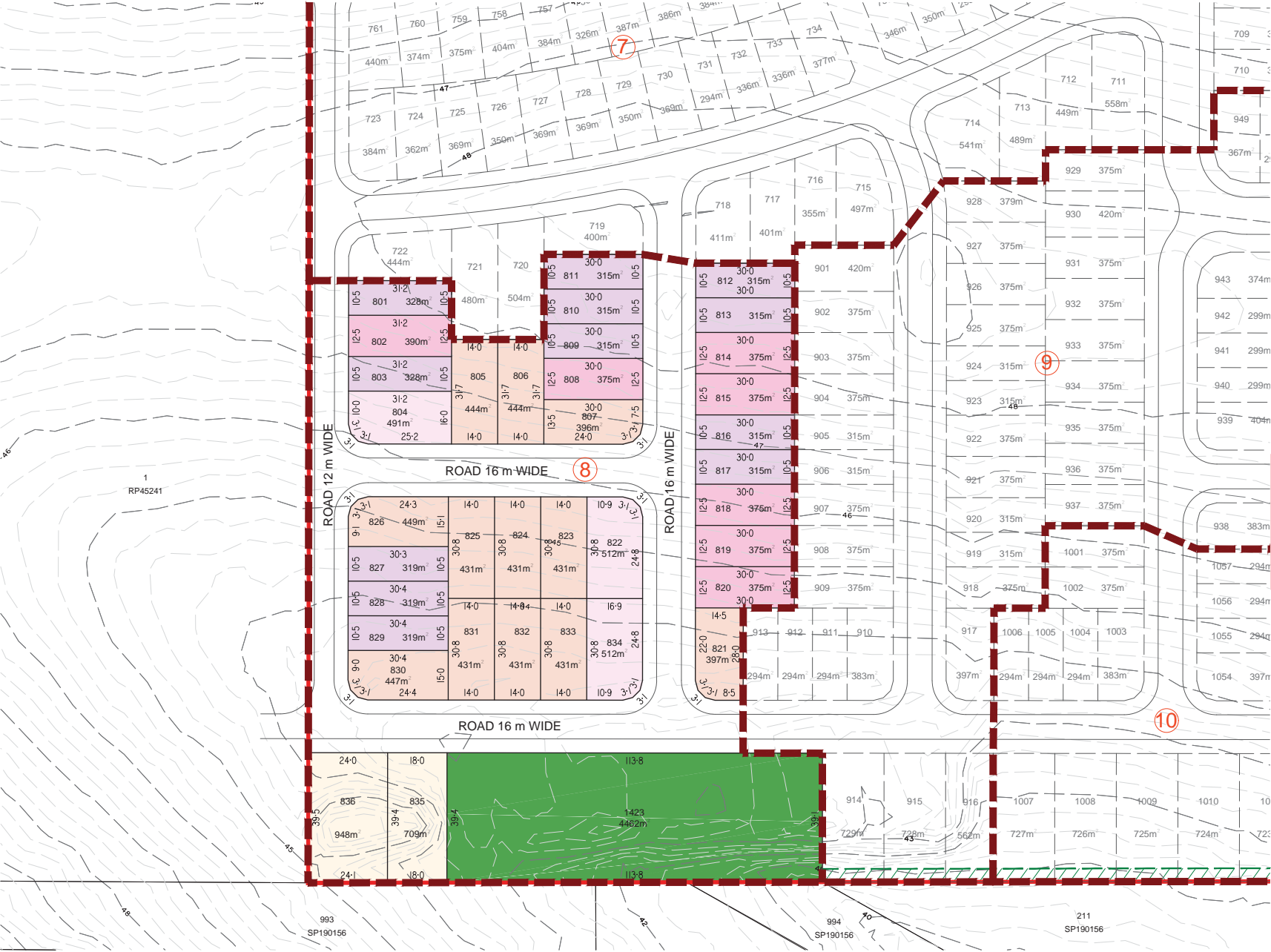
Stage Area	5.921 ha
Length of New Roads	807 m
Area of New Roads	1.437 ha 24.3%
Villa (10.0m - 12.49m frontage)	13 21.7%
Premium Villa (12.5m - 13.99m frontage)	33 54.9%
Courtyard (14m - 15.99m frontage)	11 18.4%
Premium Courtyard (16m + frontage)	3 5.0%
Total Residential Allotments	60 100%
Average Lot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

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

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



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

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

PLANS AND DOCUMENTS  
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DEVELOPMENT APPROVAL



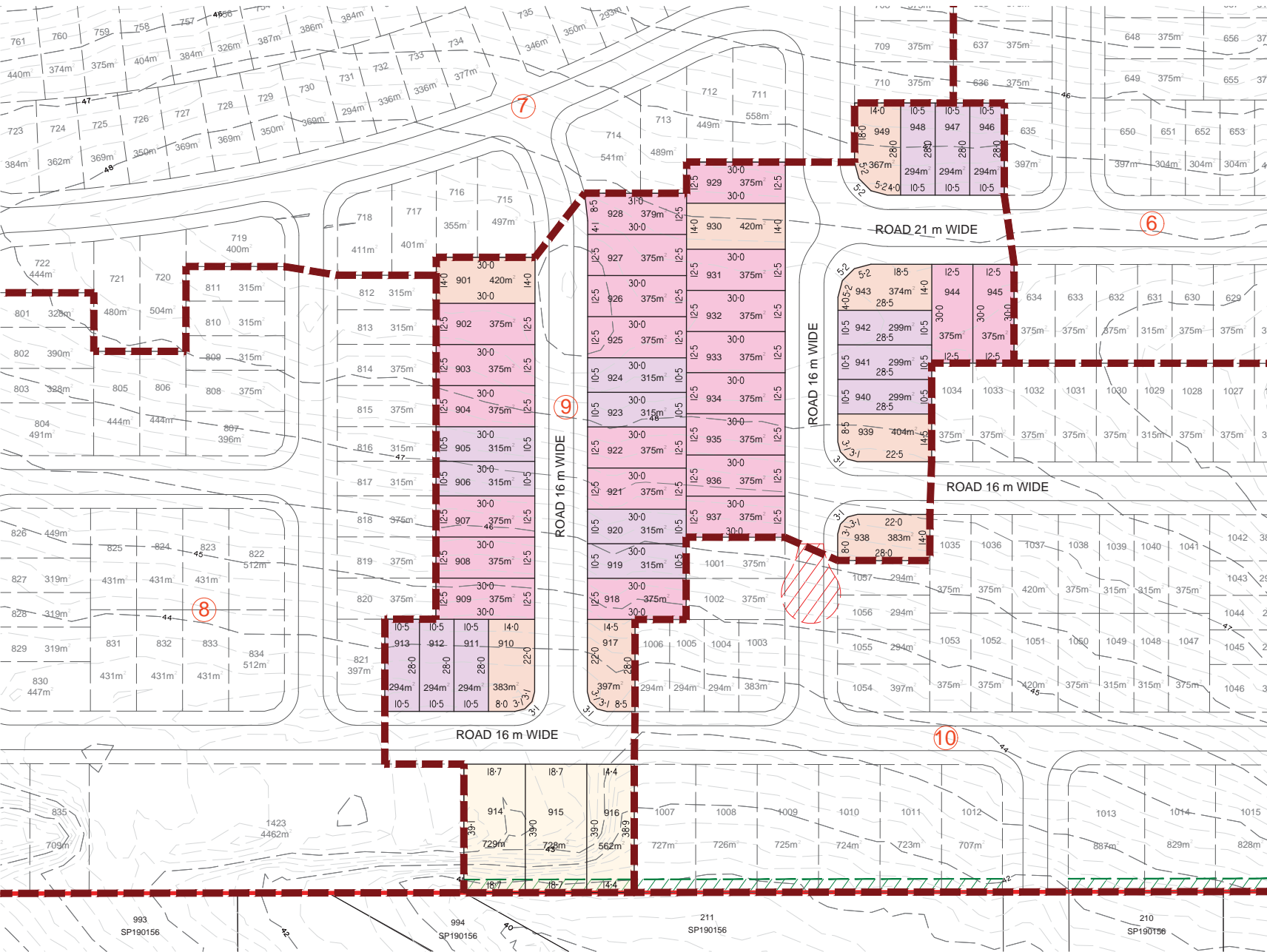
Approval no: DEV2017/887  
Date: 03 December 2020

STAGING STATISTICS - STAGE 8		
Stage Area	2,652 ha	
Length of New Roads	482 m	
Area of New Roads	7266 m <sup>2</sup>	27.4%
Villa (10.0m - 12.49m frontage)	12	33.3%
Premium Villa (12.5m - 13.99m frontage)	7	19.5%
Courtyard (14m - 15.99m frontage)	12	33.3%
Premium Courtyard (16m + frontage)	3	8.3%
Interface Lots	2	5.6%
Total Residential Allotments	36	100%
Average Lot Size	411m <sup>2</sup>	
Stormwater / Detention Basin	4462 m <sup>2</sup>	16.8%

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507



STAGING PLAN - STAGE 9



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OR CONSTRUCTION

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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
- 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.

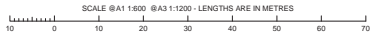
PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2017/887  
Date: 03 December 2020



STAGING STATISTICS - STAGE 9		
Stage Area	2,549 ha	
Length of New Roads	414m	
Area of New Roads	7144 m <sup>2</sup>	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 m <sup>2</sup>	

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507

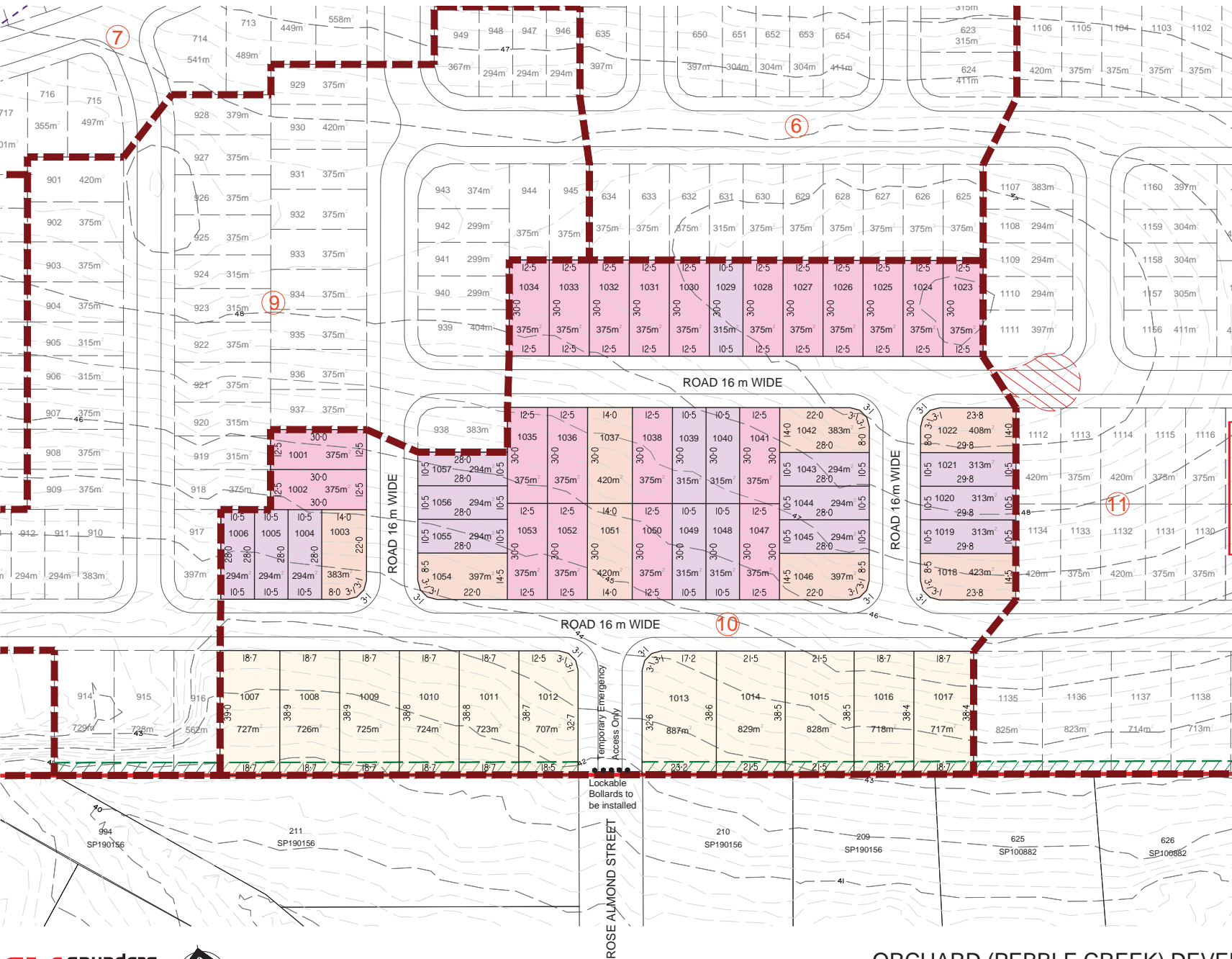


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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 23/11/2020 9282 P 02 Rev P STG 09



STAGING PLAN - STAGE 10



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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
- 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 03 December 2020



STAGING STATISTICS - STAGE 10

Stage Area	3.346 ha
Length of New Roads	540 m
Area of New Roads	8891 m <sup>2</sup> 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 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

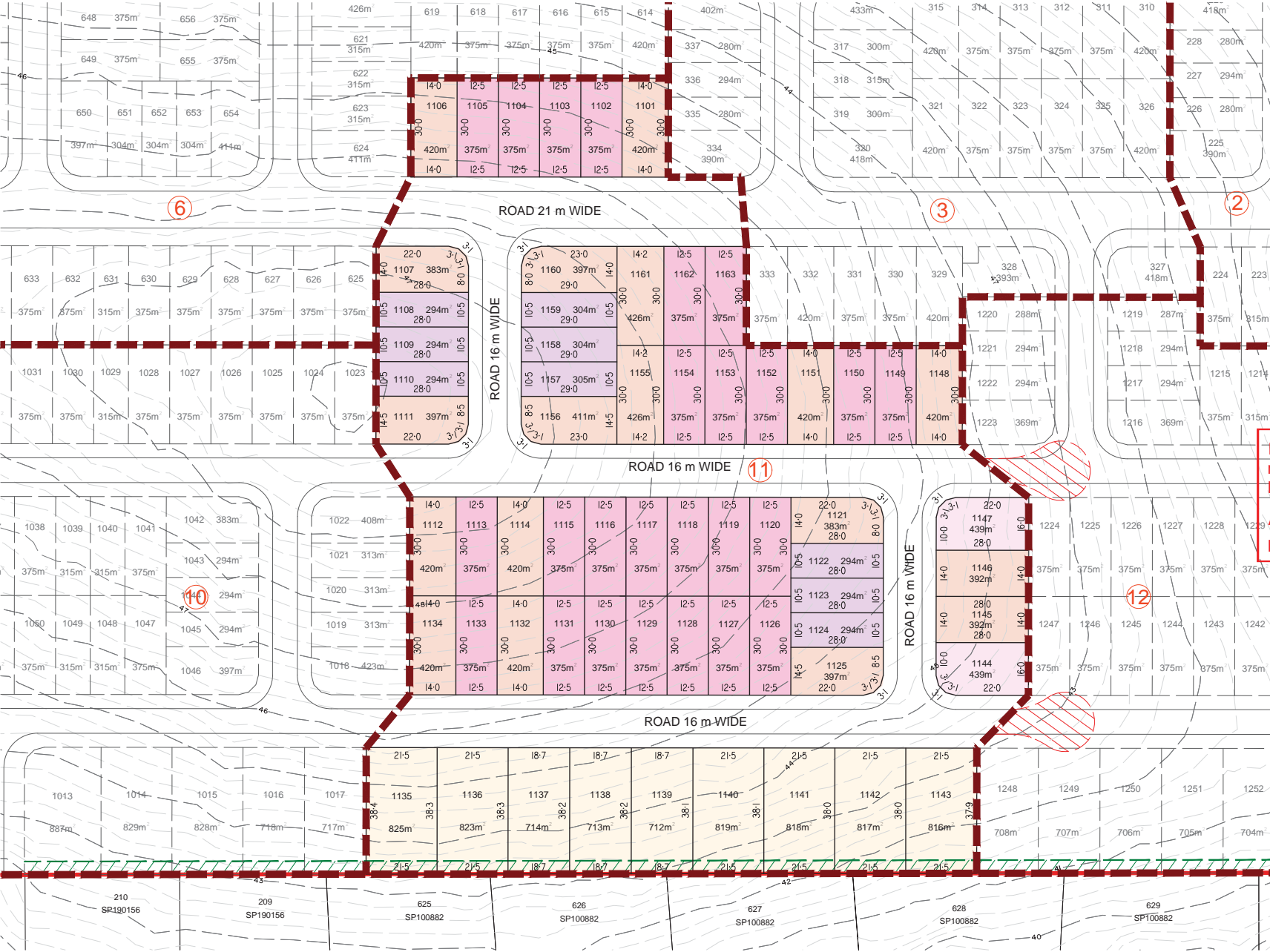
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STAGING PLAN - STAGE 11



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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
- 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;

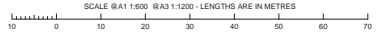
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STAGING STATISTICS - STAGE 11		
Stage Area		3.75 ha
Length of New Roads		596 m
Area of New Roads	1,015 ha	27.0%
Villa (10.0m - 12.49m frontage)	9	14.3%
Premium Villa (12.5m - 13.99m frontage)	25	39.6%
Courtyard (14m - 15.99m frontage)	18	28.6%
Premium Courtyard (16m + frontage)	2	3.2%
Interface Lots	9	14.3%
Total Residential Allotments	63	100%
Average Lot Size		596 m²

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507



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



STAGING PLAN - STAGE 12

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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
- 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;

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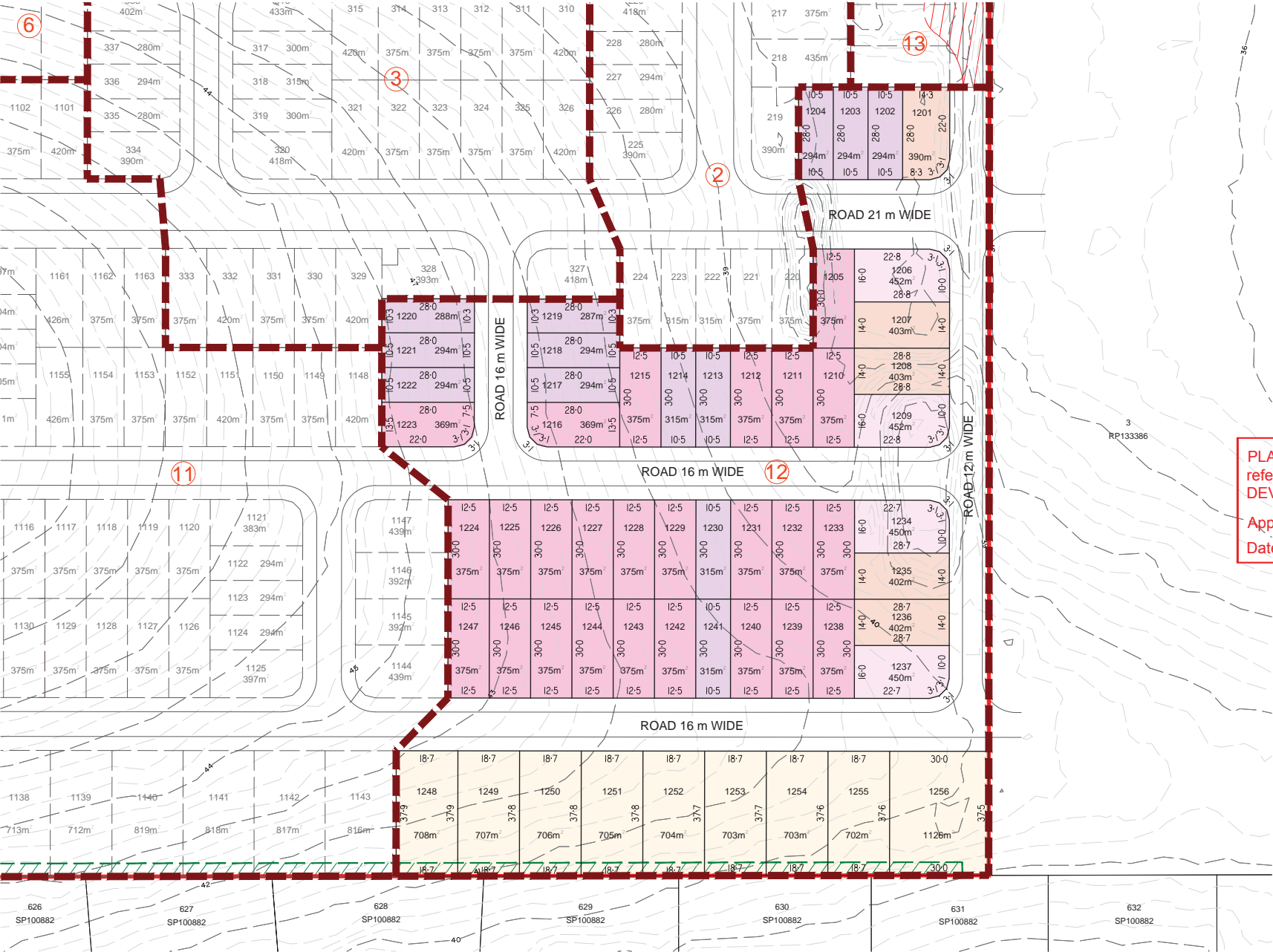


STAGING STATISTICS - STAGE 12

Stage Area	3.307 ha	
Length of New Roads	603 m	
Area of New Roads	9246 m <sup>2</sup>	28.0%
Villa (10.0m - 12.49m frontage)	13	23.2%
Premium Villa (12.5m - 13.99m frontage)	25	44.7%
Courtyard (14m - 15.99m frontage)	5	8.9%
Premium Courtyard (16m + frontage)	4	7.1%
Interface Lots	9	16.1%
Total Residential Allotments	56	100%
Average Lot Size	424 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



STAGING PLAN - STAGE 13

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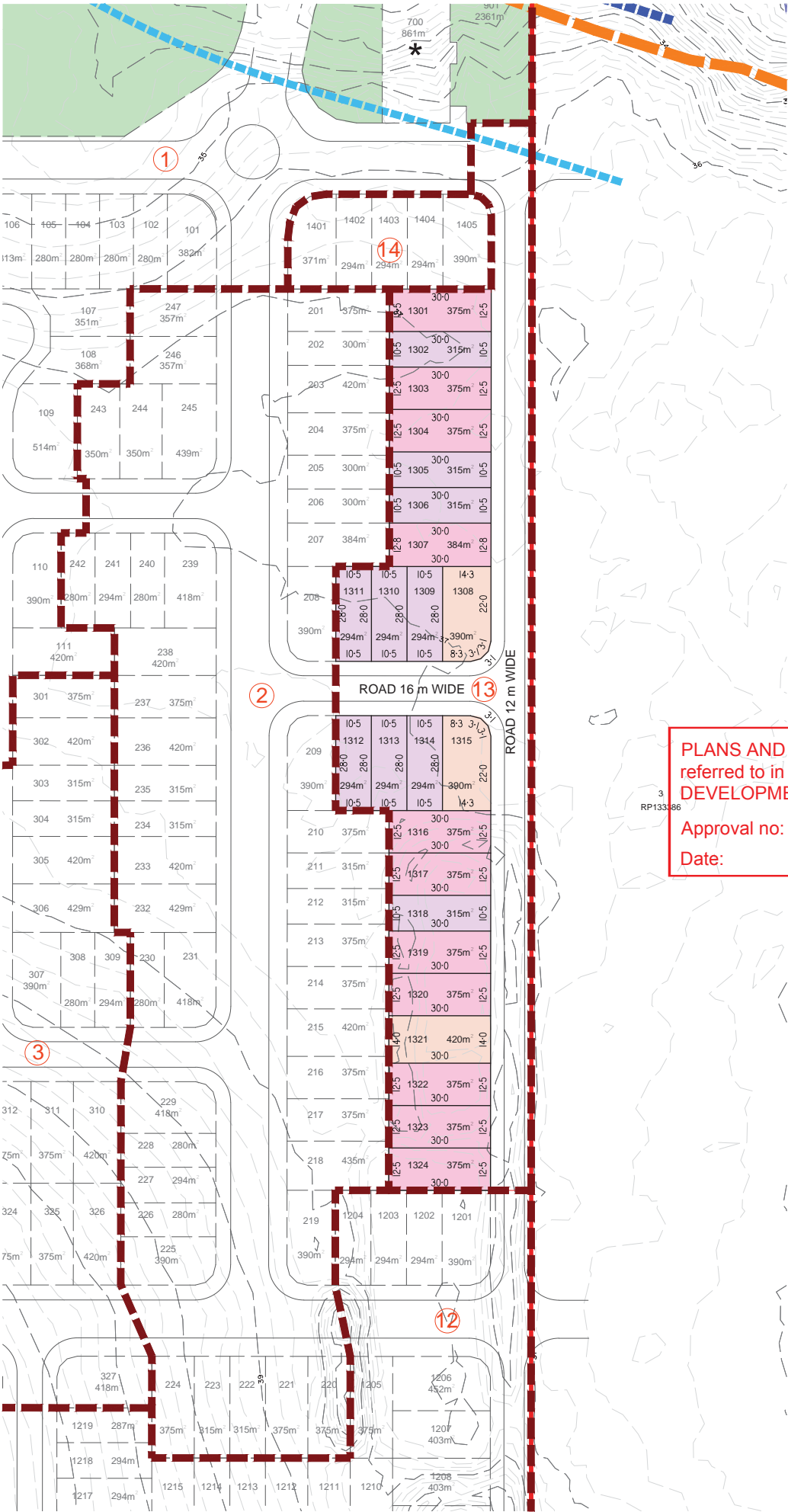
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LEGEND

- 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
- 1 in 5 ARI
- Pump Station
- Riparian Zone - 7.6 ha
- Linear Park - 2260 m<sup>2</sup>
- District Park - 9.403 ha
- Staging No.
- Staging Boundary

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



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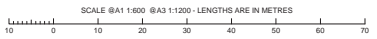
Date: 03 December 2020



STAGING STATISTICS - STAGE 13

Stage Area	1,302 ha
Length of New Roads	358 m
Area of New Roads	4663 m <sup>2</sup> 35.8%
Villa (10.0m - 12.49m frontage)	10 41.7%
Premium Villa (12.5m - 13.99m frontage)	11 45.8%
Courtyard (14m - 15.99m frontage)	3 12.5%
Total Residential Allotments	24 100%
Average Lot Size	348 m <sup>2</sup>

RP DESCRIPTION LOT 6 on RP193185 &  
LOT 9 on SP203507



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STAGING PLAN - STAGE 14

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- 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 m<sup>2</sup>
- 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.

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Date: 03 December 2020

STAGING STATISTICS - STAGE 14		
Stage Area	6.464 ha	
Villa (10.0m - 12.49m frontage)	3	60.0%
Courtyard (14m - 15.99m frontage)	2	40.0%
Total Residential Allotments	5	100%
Average Lot Size	331m <sup>2</sup>	
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

