



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

Approval no: DEV2022/1315

Date: 28 April 2023

North Maclean Basin

Rehabilitation Concept

4653-4691 MOUNT LINDESAY HIGHWAY, NORTH
MACLEAN

Prepared for Maclean Estates Pty Ltd

1022090
JANUARY, 2023
ISSUE 03

place
design
group.

INTRODUCTION

1.1 DEVELOPMENT SUMMARY

The proposed development located in a rural residential area in North MacLean, Logan City Council (LCC).

Site Address:

4653-4691 Mount Lindesay Highway NORTH MACLEAN QLD 4280

Real Property Description:

Lot 1 RP 113251

Site Area:

Site area: 364,220m²

1.2 SITE DESCRIPTION

The site is adjacent to the Mount Lindesay Highway and is mapped as a priority development area. Land adjacent to the site is zoned rural residential, with some other areas zoned as community facilities.

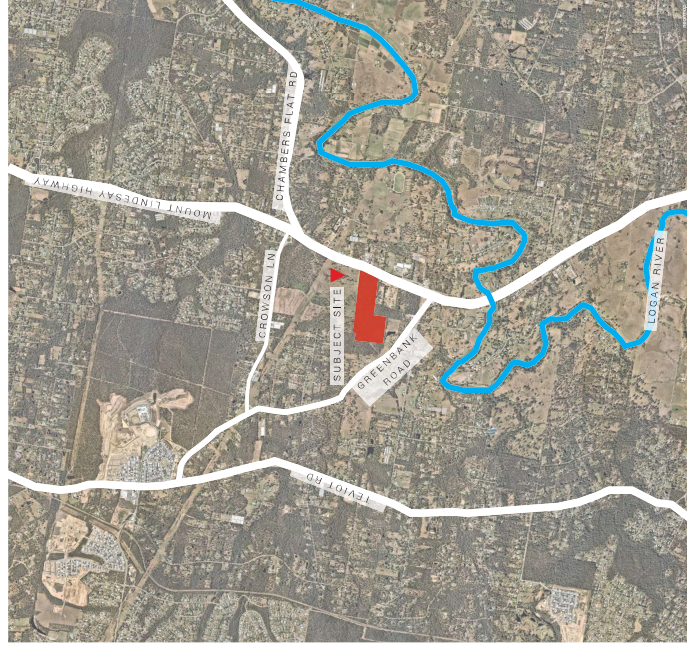
The lot immediately to the north of the site is fully cleared with the exception of some small groups of scattered trees. Lots to the south and west are largely cleared rural residential lots. Rural residential lots are located directly opposite the site to the east of the Mount Lindesay Highway. Some small business are located here as well, including the Olley's Orange Country Market, where the vegetation has been cleared.

The Logan River is located to the south of the site and is the destination of the overland flows through the site.

1.3 LANDSCAPE CONCEPT

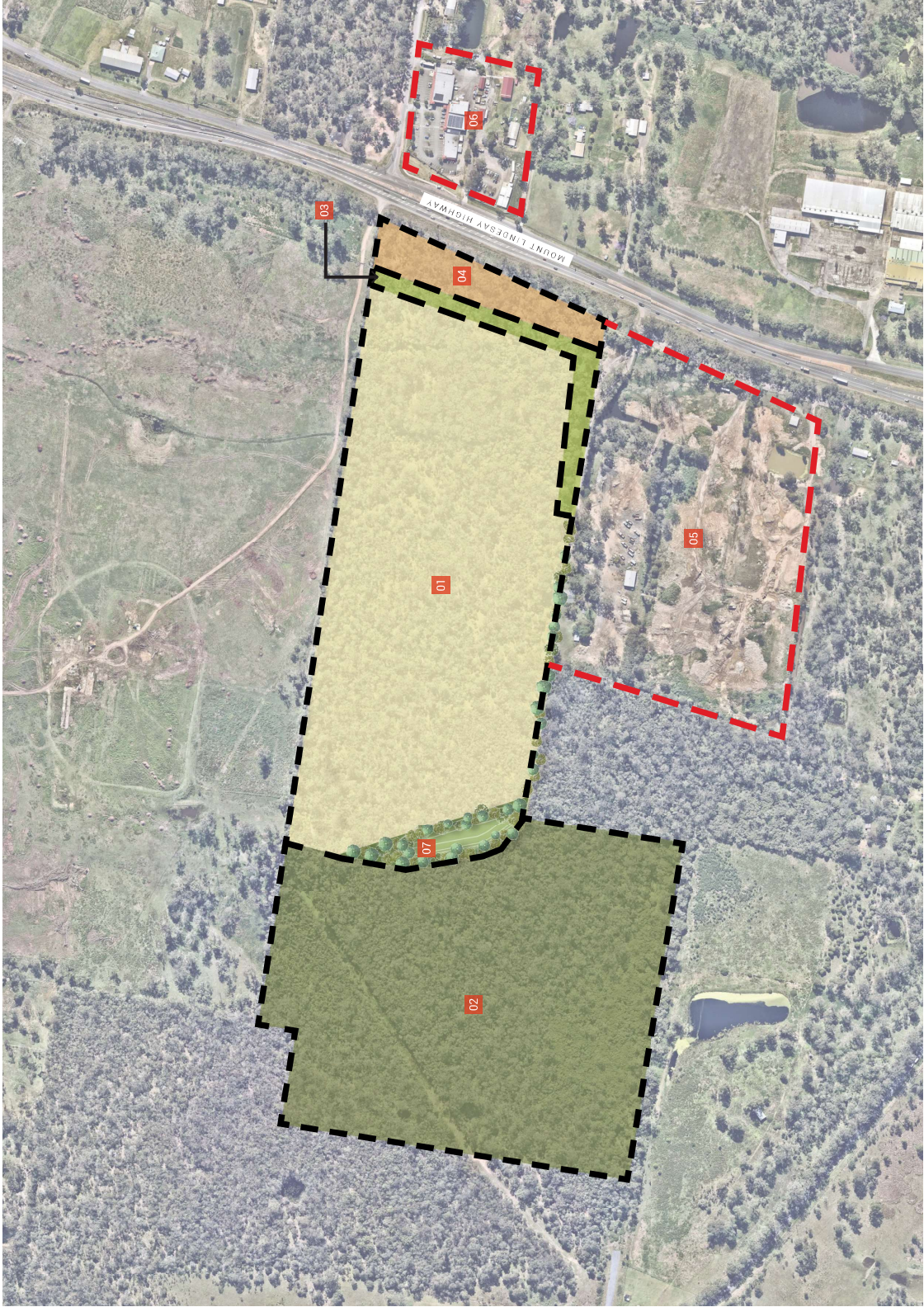
The landscape concept plan has been developed to illustrate the location of the stormwater detention basin for the site and its relationship with the retained site vegetation. These works have been designed to comply with relevant LCC requirements.

The detention basin will create a transition zone from the development area to the conservation area. It will be a naturalistic landform that, once revegetated,



(Nearmap, 2022)

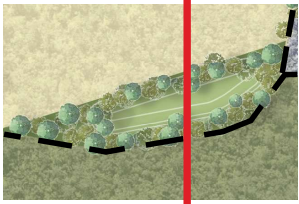
PROPOSED LANDSCAPE PLAN



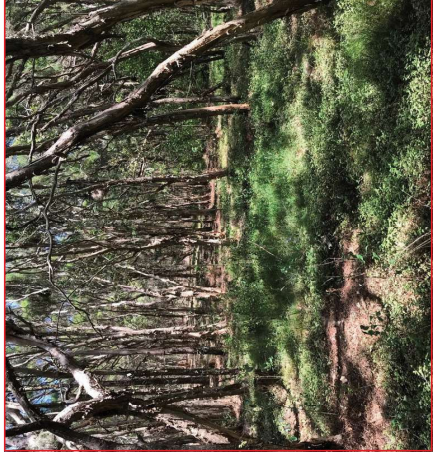
LEGEND

- 01 PROPOSED LOT 1 - INDUSTRIAL USE
- 02 PROPOSED LOT 2 - ENVIRONMENTAL CONSERVATION AREA
- 03 PROPOSED LOT 3 - DRAINAGE CHANNEL
- 04 SERVICE ROAD RESUMPTION
- 05 LANDSCAPE YARD
- 06 EXISTING COMMERCIAL CENTER
- 07 STORMWATER DETENTION BASIN
- SITE BOUNDARY
- SURROUNDING LAND USES

DETAILED PLAN AND SECTION



PROPOSED VEGETATION COMMUNITY OUTCOME FOR ZONE A



PROPOSED VEGETATION COMMUNITY OUTCOME FOR ZONE B



SECTION A