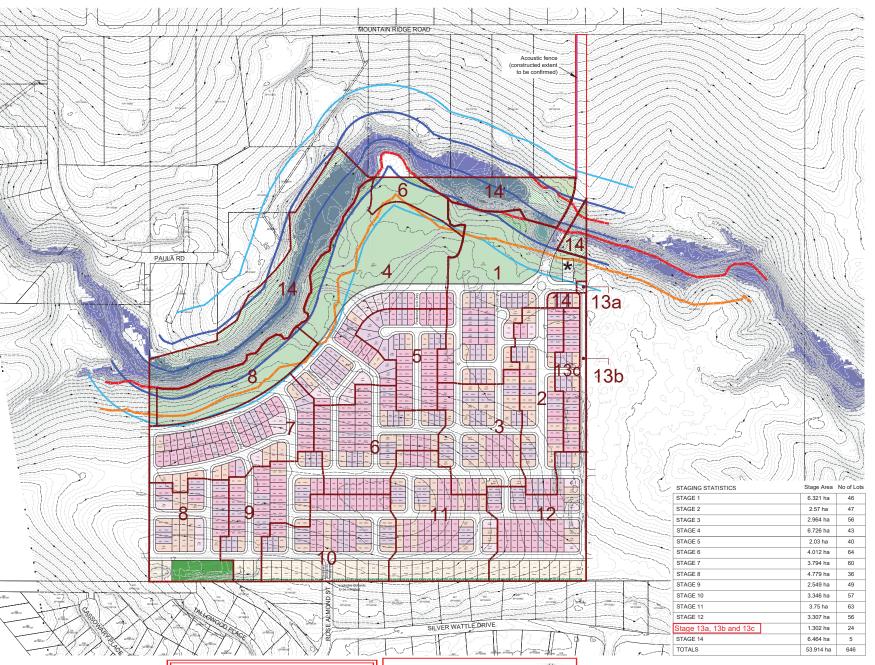
STAGING PLAN - OVERALL



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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 howseever incurred, arising from any party using oir 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

DCDR © State of Organisand (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 - 2260 m²

District Park - 9.403 ha

Staging No.

Staging Boundary

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

12.3 dwellings per hectare 17.0 dwellings per hectare Gross density (53.91 ha) Net density (37 18 ha) (excluding District Park/Linear Open Space)

DEVELOPMENT STATISTICS

DEVELOT MENT OTATIONOO		
Development Area	53.914 ha	
Total Length of New Roads	7105 m	
Total Area of New Roads	12.623 ha	23.4%
/illa (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%
nterface Lots	34	5.3%
Total Residential Allotments	646	100%
Average Lot Size	390 m²	
Fotal Open Space	15.608 ha	28.9%
Stormwater / Detention Basin	4462 m²	0.8%

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

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





AMENDED IN RED

M. BAIS Date: 4 August 2023



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

Approval no: DEV2017/887 8/08/2023

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.

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) 201

* 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 reprodu invalid and not suitable for use

LEGEND

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.

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%

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507

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









8/08/2023

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

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 fie 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 designation and the placed on the information on this plan for detailed subdivision designation.

avements 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 in 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 Havi Group I Inless a development anorrowal states otherwise this is not an anorrowed inlan

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

* This note is an integral part of this planidata. 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

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

Approval no: DEV2017/887

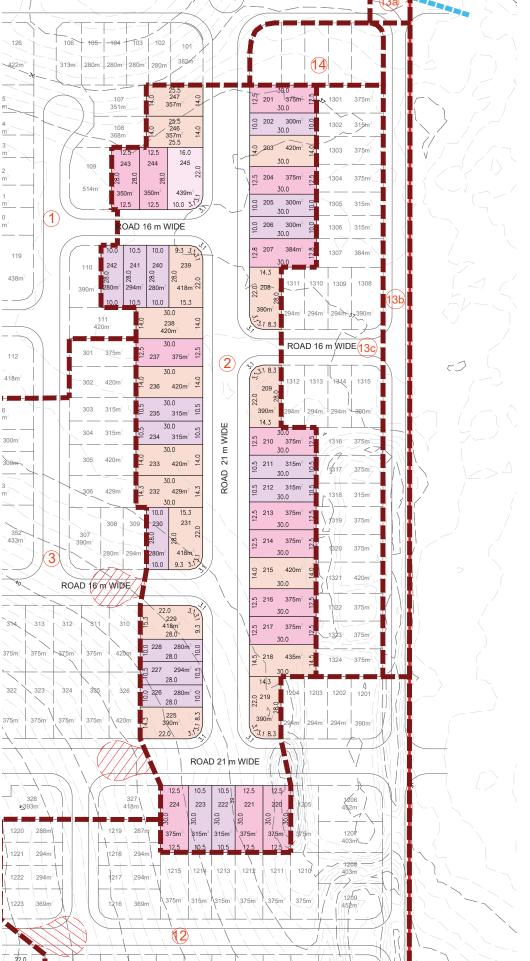
Date: 8/08/2023



Stage Area	2.57 ha	
Length of New Roads	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 m²	

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507





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 complete 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

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 approved 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) 201

*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

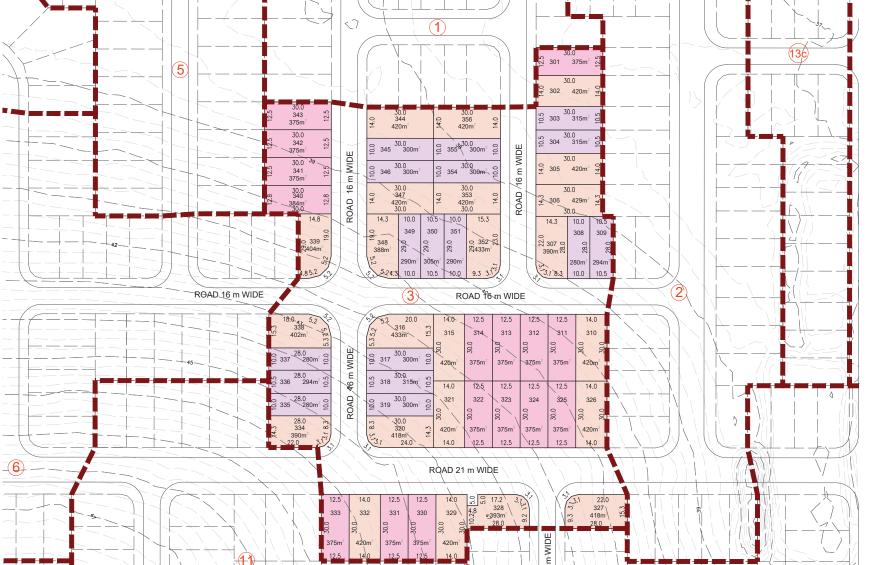
— — Major Contour 1.0m interval

1 Staging No.

Staging Boundary

TemporaryTurn-Around Easement to be Provided

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



ROAD

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	

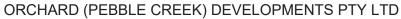
RP DESCRIPTION

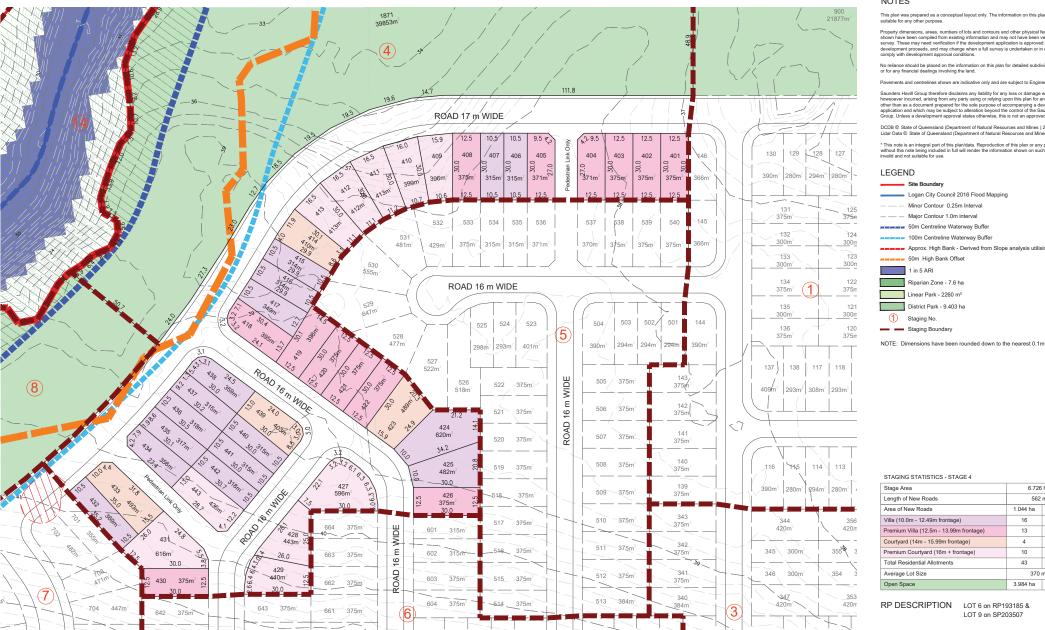
LOT 6 on RP193185 & LOT 9 on SP203507





8/08/2023





607 608

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 approved conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

ments and centrelines shown are indicative only and are subject to Engin

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever of 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) 201

* 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 reproduc invalid and not suitable for use

LEGEND



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 m²	
Open Space	3.984 ha	59.2%

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507







644 375m

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

313m²

129 128 127 126

375m

132

300m

133

300m²

134

375m²

135

300m

136

375m²

137 | 138

116

.390m² 280m

344

420m2

345 300m

347

349 350 351

305m

346 300m

348

388m

117

293m² 308m² 293m²

(1)

114 113 112

294m² 280m² 418m

356

420m

355 300m

353

420m²

354

390m² 280m² 294m² 280m²

375m

124

300m

123

300m²

375m²

121

300m

375m

118 119

403

375m² 375m

10.5

503 502/ 501

294m² 294m²

10.5

30.0

30.0

30.0

30.0 \$2 508 375m²

30.0

30.0

30.0

30.0

30.0

290m² 305m²

611 612 613

₩ 509 375m

2 510 375m²

S 511 375m²

S 512 375m²

513

610

403m

505 375m

C 506 375m²

℃ 507 375m²

402 401

539

12.5

540

375m

12.5

143 375m

142

375m

141

375m

139

375m

343

375m

342

340.

339

404m

384m

~375m

10.5 10.5

404

537

370m²

3.1 8.3

504

14.3

0.5390m²

ROAD 16 m WIDE

MID

16 m

ROAD

5

406

315m²

533 534 535 536

375m

12.5 10.5 10.5

429m

9.3

527

522m²

38.4

424

425

482m

426

601 315m

602 315m

603 375m

604 375m²

> 606 607 608

294m² 294m²

620m

315m 315m 371m

> 10.0 8.0 3.1

524

293m

30.0

30.0

30.0

519 375m²

30.0

518 375m² S

30.0

30.0

516 375m²

30.0

515 375m²

30.0

514 _ 375m²

294m2

517 375m²

522 375m² €

521 375m² 2

520 375m² №

525

9 298m

10.5 10.0

4.5

518m²

523

401m

531

481m²

528

477m

3

4

427

596m

663 375m

661 375m

660 375m

658 375m

657 315m

659 375m

662 375m²

555m

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 Engine

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever of 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) 201

* 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 reproduc invalid and not suitable for use

LEGEND



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

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

STAGING STATISTICS - STAGE 5

Stage Area	2.03 ha	
Length of New Roads	262m	
Area of New Roads	4781 m²	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 m²	

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

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



315m

707 375m²

708 <u>375</u>m²

704 447m 431

616m

430

640 315m

638 375m

69944_375m²

375m



Approval no: DEV2017/887 8/08/2023

443m

429

643 375m

644 375m

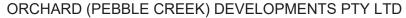
646 375m

647 315m

Date:

375m 645

6



39

424 620m 507 375m 520 375m 425 508 375m 519 375m 482m 596m 375m² 510 375m 344 517 375m² 375m 375m² 601 315m² 420m 428 431 443m ____30.0 342 0 602 315m 511 375m 345 300m -375m 616m² 663 375m² 30.0 429 30.0 346 512 375m 300m 27 603 430 375m² 515 375m 375m 375m 375m² _30.0 347 420m 30.0 513 384m 604 375m . 375m 384m 704 447m ≈ 643 375m ≥ 661 375m² ⊆ 642 375m S 10.5 14.0 __30.0 30.0 Ε 16 349 644 375m² 611 2 660 375m² o 605 606 607 608 609 612 377m² 375m² ♀ ROAD 348 30.0 42 - 8 388m 30.0 30.0 383m² 294m² 397m² _403m 290m² 305m² 305m 741 598m 294m² 294m² 290m 645 375m² 315m 640 315m² 9 2 659 3Z5m² 30.0 3.1 8.0 10.5 10.5 3.1 8.2 10.0 -10.5 30.0 30.0 740 —458m² 763944_375m² ≥ 49 646 375m² 707 375m² € 658 375m² 6 (3) ROAD 16 m WIDE 30.0 30.0 30.0 647 315m² 2 657 315m S 708 _ 375m² 638 375m² ☆ - 24.0-_14.0_ 12.5 12.5 12.5 12.5 14.0 620 30.0 426m 433m — Staging Boundary 619 618 617 616 615 614 648 375m 656 375m 637 375m² № 709 375m 30.0 _30:0[°] NOTE: Dimensions have been rounded down to the nearest 0.1m 420m 375m -375m 375m 375m 420m 317 300m 315m 9 649 375m 655 375m² 710 ___375m² 39.0 712 -30.0 30.0 711 336 294m 318 315mg 315m 14.0 10.5 10.5 10.5 14.5 14.5 558m 30.0 449m 1106 1102 1101 10.5 948 947 946 635 23.0 651 652 653 654 335 319 300m 315m 397m² 397m² 304m² 304m² 304m 441m 320 420m2 375m² 375m 375m 334 294m 294m 390m 411m 418m 929 375m 930 420m ROAD 21 m WIDE 12.5 10.5 12.5 12.5 12.5 12.5 12.5 931 375m 1107 397m 943 374m² 944 1160 411m 1161 1162 1163 333 945 332 331 330 634 633 632 631 630 629 628 627 626 625 932 375m 942 299m 375m² .875m² 375m² 1108 294m 1159 304m 315m² 375m 375m 375m 375m 375m 375m 375n 375m 375m 933 375m² 941 299m²

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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.

ments and centrelines shown are indicative only and are subject to Engir

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 Havil 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) 201

* 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 reprodu invalid and not suitable for use

LEGEND



STAGING STATISTICS - STAGE 6

CITIONIC CITIONICS CITIONICS			
Stage Area	4.012	4.012 ha	
Length of New Roads	536	536m	
Area of New Roads	9326 m²	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	355 m²	
Open Space	7689 m²	19.2%	

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507





934 375m²

935 - 375m

936 375m²



1033

375m 375m

940 299m2

939

1032

8/08/2023

1031

375m 0375m

1029 1028

375m

1027

375m

1026

375m

1025

.375m²

1110 294m

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

1150 114

375m 375n

1152

1154 1153

1158 304m

1157 305m

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.

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) 201

* 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 reprodu invalid and not suitable for use

LEGEND

431

616m

430

375m

375m

375m

704 447m²

ம 705 377m²

€ 706 315m²

WIDE

Ε

21

711

558m² S

420m

931 375m

932 375m²

933 375m

935

30.0

30.0

707 375m²

30.0

708 _ 375m

30.0

375m²

948 947 946

294m² 294m²

2 709 375m²

52 710

949

943 374m

942 / 299m

.940 299m

142

ROAD 16 m WIDE

489m²

714

541m

927

375m

375m

924 315m

923

Ε

9

ROAD

S. 215 8.3

902 375m

904 375m

375m

497m² ∞

716

355m

401m

315m

813 315m

814 375m²

812

815 375m

9

ROAD



— Staging Boundary TemporaryTurn-Around Easement to be Provided

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

STAGING STATISTICS - STAGE 7

Stage Area	3.794	3.794 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	

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



1032

1033

375m

633 632

-375m²

1031

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

12.5

404m

12.5

726

350n

720

504m

806

4856

326m

728

369m

400m²

811 315m

809 __ 315m

396m

810 315m

384m

12.6

727

ROAD 16 m WIDE

38711

729

350m

12.5

375m

12.5

4712.6 12.1-

725

369m

721

805

-444m

12.5

m WIDE

ROAD 12

1

RP45241

760

374m²

724

362m2

722

\444m

-801

802 390m

803 328m

804

440m

13:6

723

384m





8 to 1877

ROAD 17 mWIDE

750

752

732

39

STAGING PLAN - STAGE 8 Refer to Sheet PRO 01 for Open Space Area 760 709 440m 710 712 711 728 727 713 725 724 449m 723 949 489m 541m 384m 375m² 716 715 717 928 718 355m 930 420m 719 401m 411m² 927 722 \444m 931 375m 720 721 811 315m² 50 812 315m² 943 374m 375m 30.0 30.0 801 328m 504n 932 375m² 810 315m² 375m G 813 315m² 942 / 299m 375m2 0-809 315m² 0 30.0 802 390m 933 375m ₽ 814 375m² 903 806 803 328m² 805 908 375m² 30.0 940 934 375m² 2 815 375m² 904 31.2 375m 30.0 807 444m 804 939 404n 30.0 491m 396m² 935 - 375m2 25.2 € 816 315m 922 _ 375m² 30.0 £ 817 315m² (8) 936 375m² ROAD 16 m WIDE 906 - 315m RP45241 30.0 10.9 3.1 24.3 14.0 14.0 14.0 ROA 2 818 375m² S 937 375m² 826 449m² 938 823 ∞ 822 ∞ 512m ∞ 5 -824 30.0 825 № 819 375m 908 1001 375m 30.3 919 315m 9 827 319m² 1057-294n 431m 431m 431m 5.5 820 909 375m 1002 375m 30.4 375m 0 828 319m 0 1056 294m 14.0 14.04 _14.0 16.9 14.5 829 319m² Q 831 832 833 911 917 1004 1003 1055 ~ 294g ∞ 834 ₹ ₹ 821 9 ි 512m² 30.4 397m c 431m 431m² 431m² 830 294m² 383m² 294m 294m 383m 397m 1054 397n 447m² 10.9 3.10 3.1 8.5 24.4 14.0 ROAD 16 m WIDE 24.0 18.0 10 836 835 1008 1010 948m 709m 726m 725m 724m

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 approved 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

Samulas havin Group interior disclaratins any reading for any loss or damage winsovers 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) 2019

* 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

LEGEND



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

STAGING STATISTICS - STAGE 8

Stage Area	4.779	ha
Length of New Roads	482 m	
Area of New Roads	7266 m²	15.2%
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	411m²	
Stormwater / Detention Basin	4462 m²	0.9%
Open Space	2.127 ha	44.5%

Refer to Sheet PRO 01 for Open Space Area

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



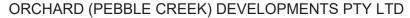




SP190156

Approval no: DEV2017/887
Date: 8/08/2023



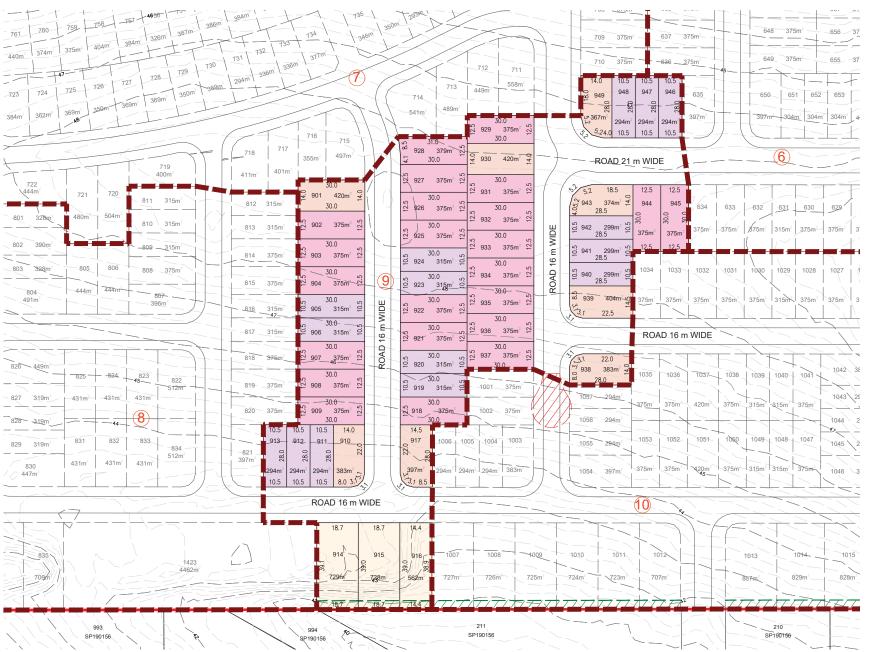


211

SP190156

994

SP190156



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 records and the control of the cont 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 d or for any financial dealings involving the land.

lowsoever 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 Havi Group. Unless a development approval states otherwise, this is not an approved plan

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 i without this note being included in full will render the information shown on such invalid and not suitable for use

LEGEND



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

STAGING STATISTICS - STAGE 9

Stage Area	2.549	2.549 ha	
Length of New Roads	414	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	378 m²	

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

8/08/2023



🍠 saunders

referred to in the PDA **DEVELOPMENT APPROVAL**

Date:

Approval no: DEV2017/887 8/08/2023

Queensland



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoe 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) 20

* 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 reproductions. 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

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

STAGING STATISTICS - STAGE 10

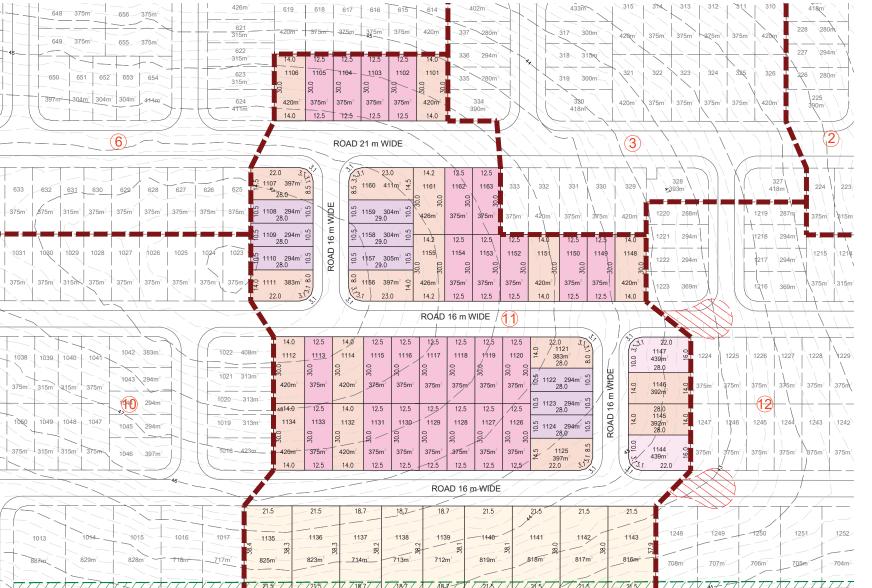
Stage Area	3.346 ha	
Length of New Roads	540 m	
Area of New Roads	8891 m²	26.7%
Villa (10.0m - 12.49m frontage)	17	29.8%
Premium Villa (12.5m - 13.99m frontage)	21	36.9%
Courtyard (14m - 15.99m frontage)	8	14.0%
Interface Lots	11	19.3%
Total Residential Allotments	57	100%
Average Lot Size	429 m²	

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN ■ 13/06/2023 ■ 9282 P 02 Rev W STG 10



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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.

lowsoever 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 Havil Group. Unless a development approval states otherwise, this is not an approved plan

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 without this note being included in full will render the information shown on such reproductions. invalid and not suitable for use

LEGEND



(Refer to Pebble Creek Plan of Development)

Landscape Interface Buffer

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

STACING STATISTICS STACE 15

Stage Area	3.75	3.75 ha	
Length of New Roads	596	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	596 m²	

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



210

SP190156



209

SP190156

Date:

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

Approval no: DEV2017/887

8/08/2023

625

SP100882

626

SP100882

627

SP100882



SP100882

629

SP100882

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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.

ements and centrelines shown are indicative only and are subject to Engi

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever lowsoever 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) 201

* 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 reproductions. 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.

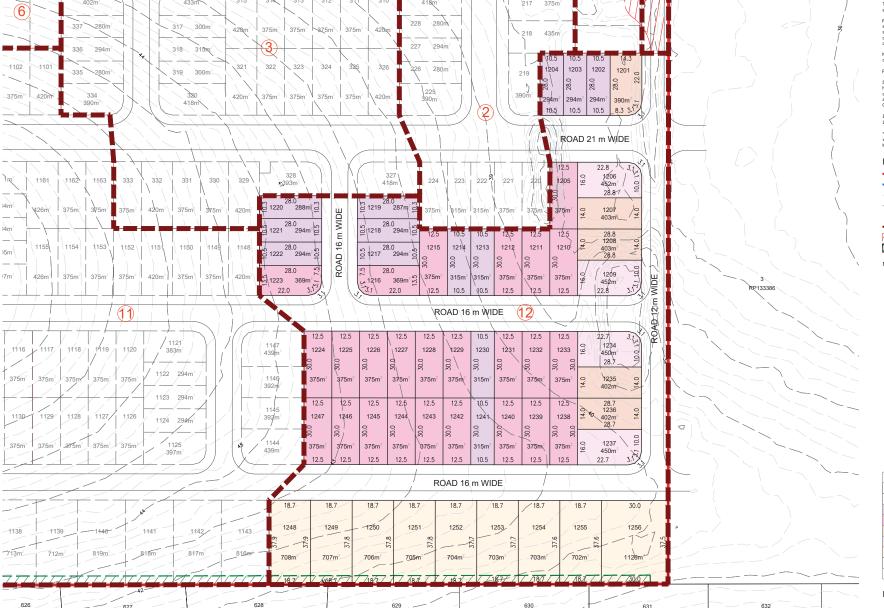
Staging Boundary

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.



CTACING CTATICTICS CTACE 13

STAGING STATISTICS - STAGE 12		
Stage Area	3.307 ha	
Length of New Roads	603 m	
Area of New Roads	9246 m²	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 m²	

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



SP100882



SP100882

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

Approval no: DEV2017/887 8/08/2023

Date:

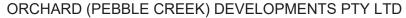
SP100882



SP100882

SP100882

SP100882



SP100882

(1)

357m

246 357m

239

101

103 102

280m² 280m² 280m² 280n

108

243

242

301 375m

302 420m

305 420m

390m

3

375m²

315m

429m

308

30m² 294m²

241 240

280m²

-237 375m

420m

315m

429m

280m 228

280m

223

315m

227 294m

233 420m

309 230

700

1405

390m

294m

1301

S 1304

205 300m

206 300m

209

210 37,5m

211_ 315m

212 315m

213 375m

215 420m

216 375m

218

219 390m

221

(2)

1311 1310 1309 1308

28.0

94m

10.5

294m

30.0 O 1302 315m² O

30.0 1303 375m² c

30.0

30.0 315m²

30.0 315m 315m

30.0

28.0 294m²,

ROAD 16 m WIDE

1314 1315

294m 390m 10.5 14.3

30.0

1318 315m² 30.0

375m² c

375m² 🔀

420m²

30.0

30.0

390m

(12)

1316

£ /1/817

2 1/319

1321

1322

1323

1324 375m²

1202

1313 1312

10.5 8.3, 3.17

375m² 2

375m² 2

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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 m²

District Park - 9.403 ha

Staging Boundary

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:

8/08/2023

STAGING STATISTICS - STAGE 13A

Stage Area	378 :	m²
Length of New Roads	28 m	
Area of New Roads	378 m²	100%

STAGING STATISTICS - STAGE 13B

Stage Area	3535 m²	
Length of New Roads	294	m
Area of New Roads	3535 m²	100%

STAGING STATISTICS - STAGE 13C

Stage Area	9108	9108 m²	
Length of New Roads	46	46 m	
Area of New Roads	750 m²	8.2%	
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	348 m²	

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507



294m

1219 287m

1218

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 approved conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

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 reproduinvalid and not suitable for use.

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 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	331m²	
Open Space	6.305 ha	97.4%

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507



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

> Approval no: DEV2017/887 8/08/2023

