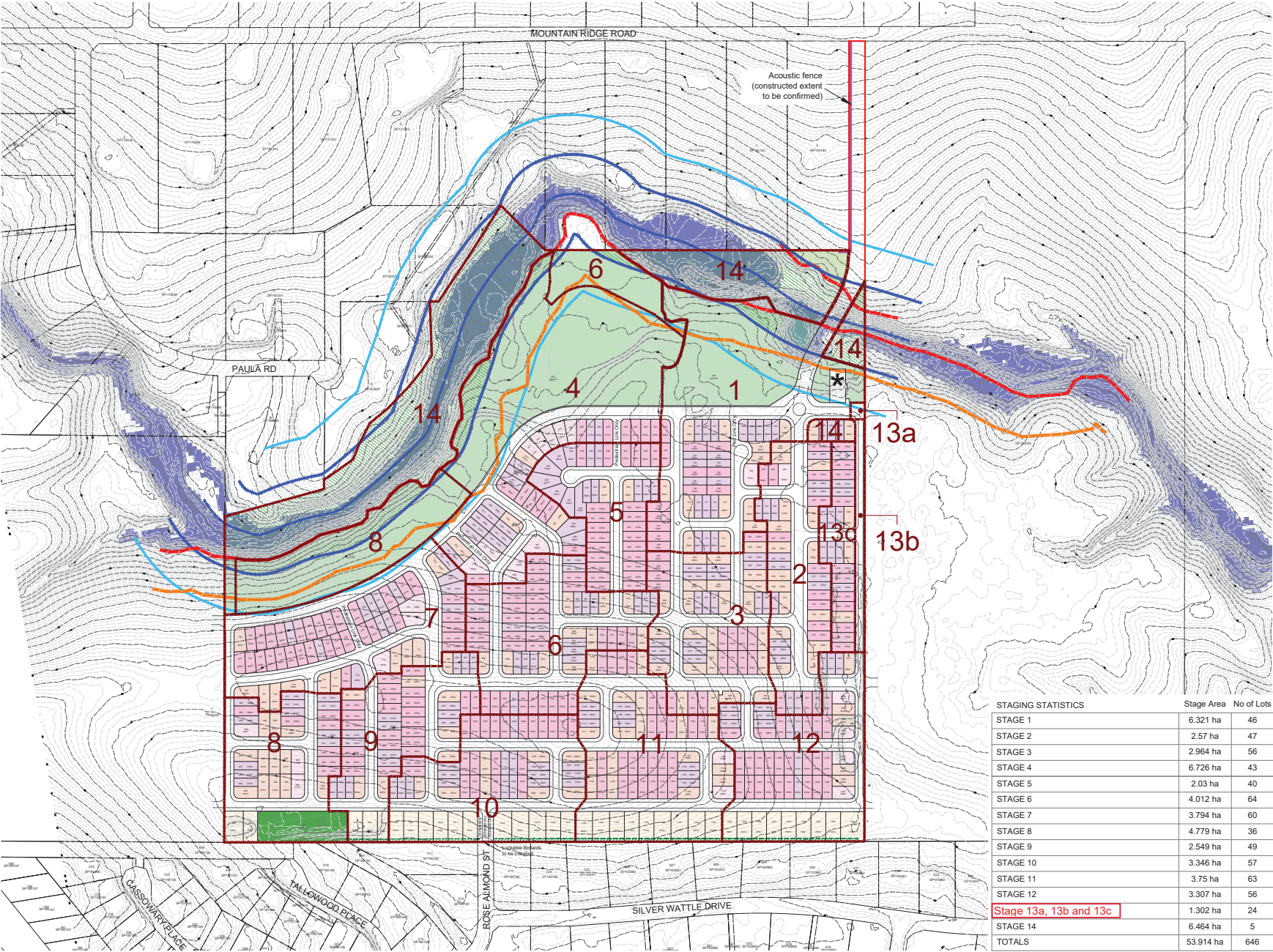


STAGING PLAN - OVERALL



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 - 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) = 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 ²
Total Open Space	15.608 ha 28.9%
Stormwater / Detention Basin	4462 m ² 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

By: M. BAIS
Date: 4 August 2023



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

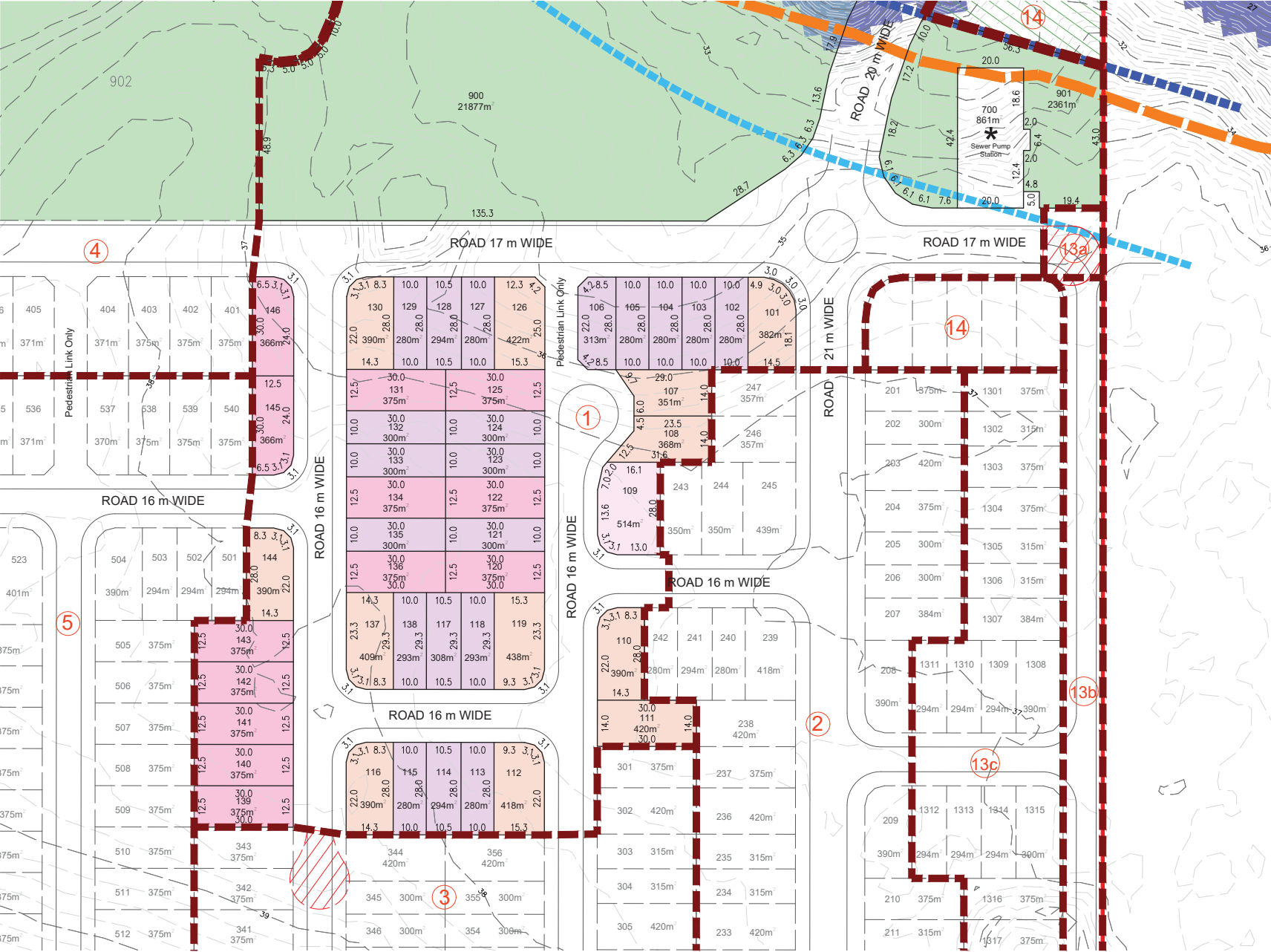
Approval no: DEV2017/887
Date: 8/08/2023



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev W PRO 01

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.

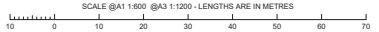
LEGEND

- Site Boundary
- Logan City Council 2016 Flood Mapping
- Minor Contour 0.25m Interval
- Major Contour 1.0m interval
- 50m Centrelines Waterway Buffer
- 100m Centrelines 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
- Temporary Turn-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	2,214 ha	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 ²	
Pump Station (Lot 7000)	861m ²	
Open Space (Lots 9000 & 9001)	2,423 ha	38.3%

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: 8/08/2023



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev W STG 01

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.

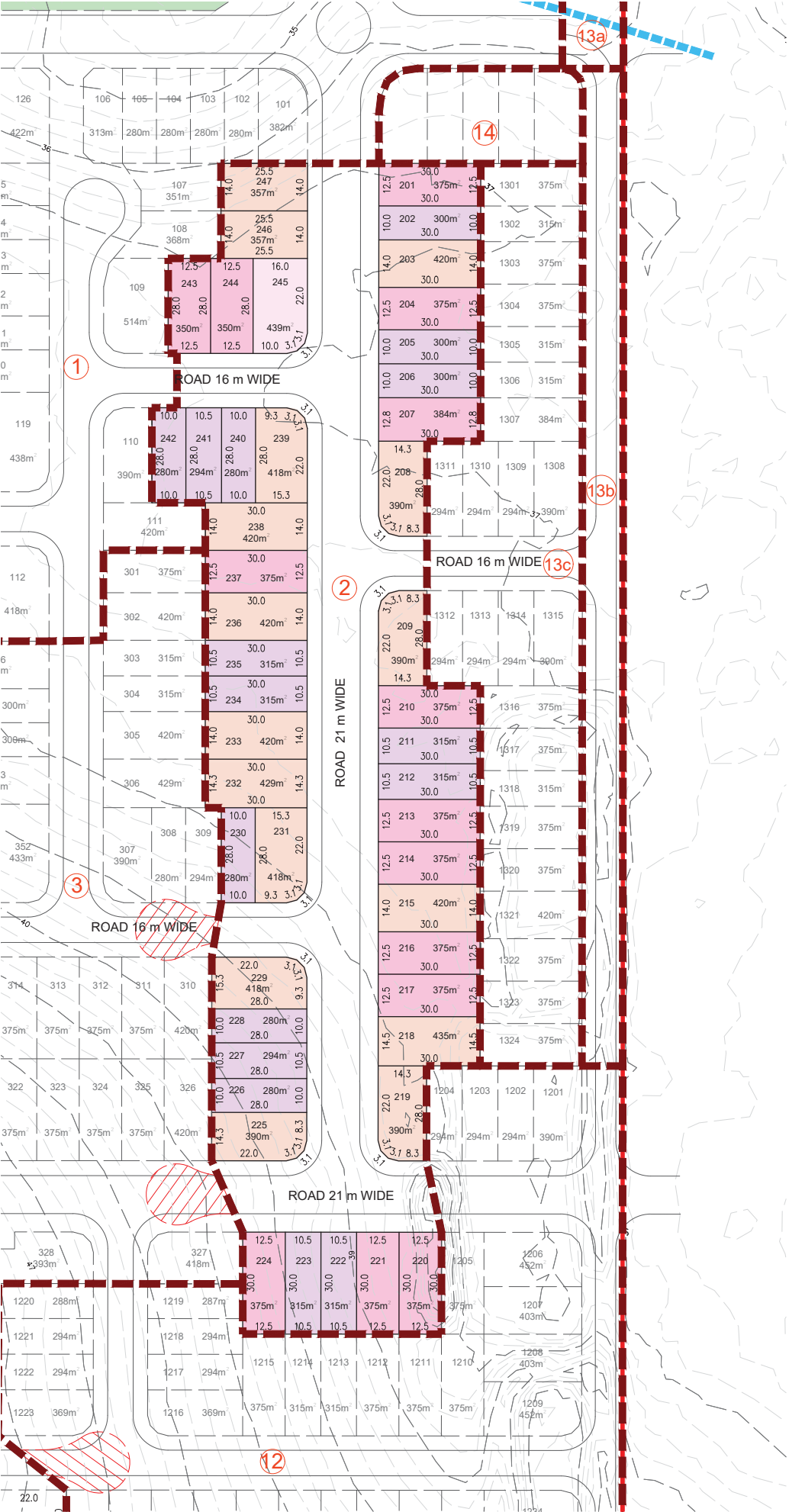
DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.
Lider Data © State of Queensland (Department of Natural Resources and Mines) 2016.

* 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

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



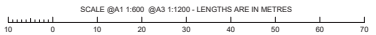
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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



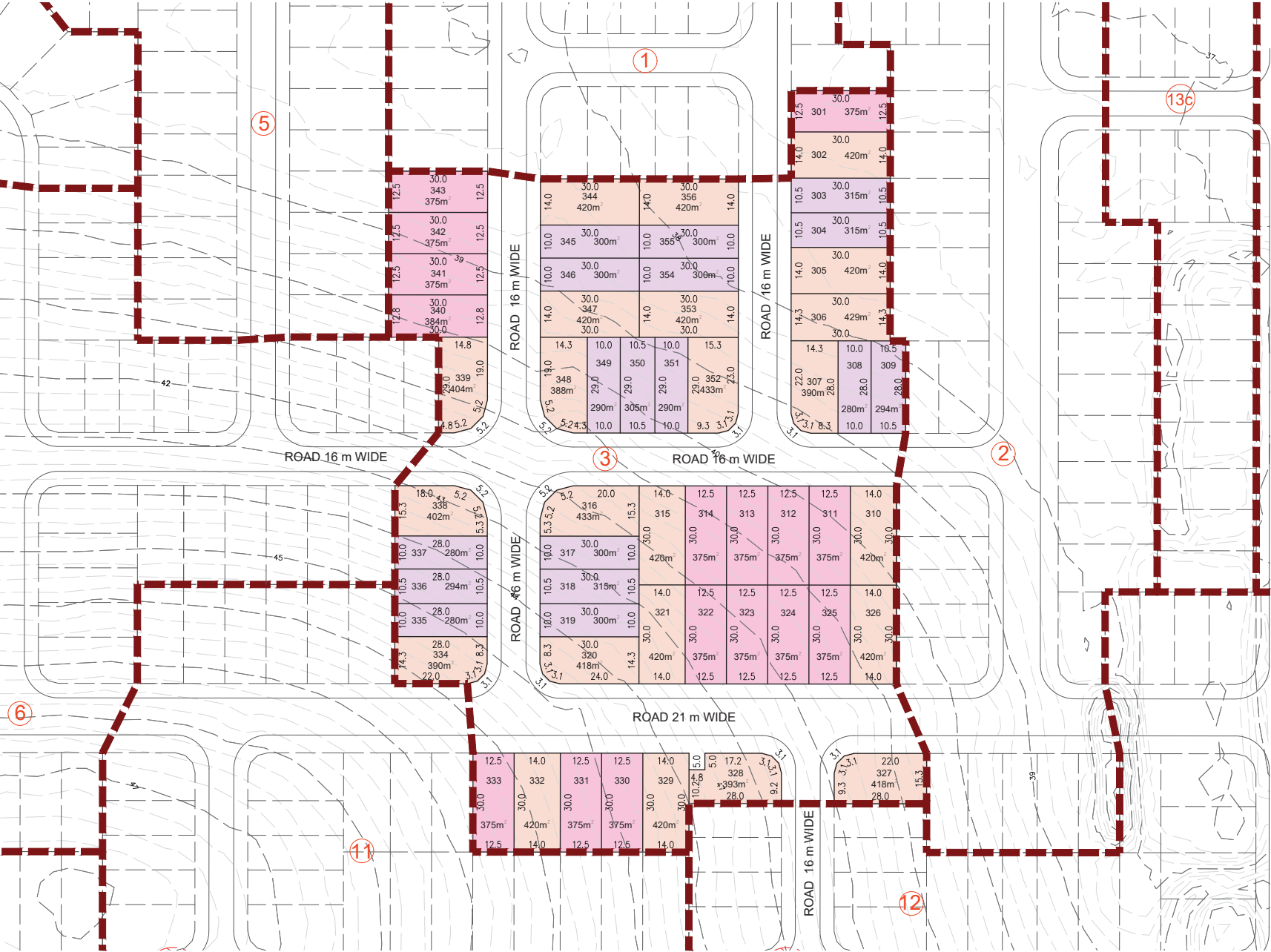
STAGING STATISTICS - STAGE 2		
Stage Area	2.57 ha	
Length of New Roads	431m	
Area of New Roads	8789 m ²	34.2%
Villa (10.0m - 12.49m frontage)	16	34.0%
Premium Villa (12.5m - 13.99m frontage)	14	29.8%
Courtyard (14m - 15.99m frontage)	16	34.0%
Premium Courtyard (16m + frontage)	1	2.2%
Total Residential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

RP DESCRIPTION LOT 6 on RP193185 &
LOT 9 on SP203507



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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.

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

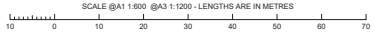
LEGEND

- Site Boundary
- Logan City Council 2016 Flood Mapping
- Minor Contour 0.25m Interval
- Major Contour 1.0m interval
- Staging No. 1
- Staging Boundary
- Temporary Turn-Around Easement to be Provided

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

STAGING STATISTICS - STAGE 3	
Stage Area	2.964 ha
Length of New Roads	509 m
Area of New Roads	9024m ² 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 ²

RP DESCRIPTION LOT 6 on RP193185 &
LOT 9 on SP203507



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/887

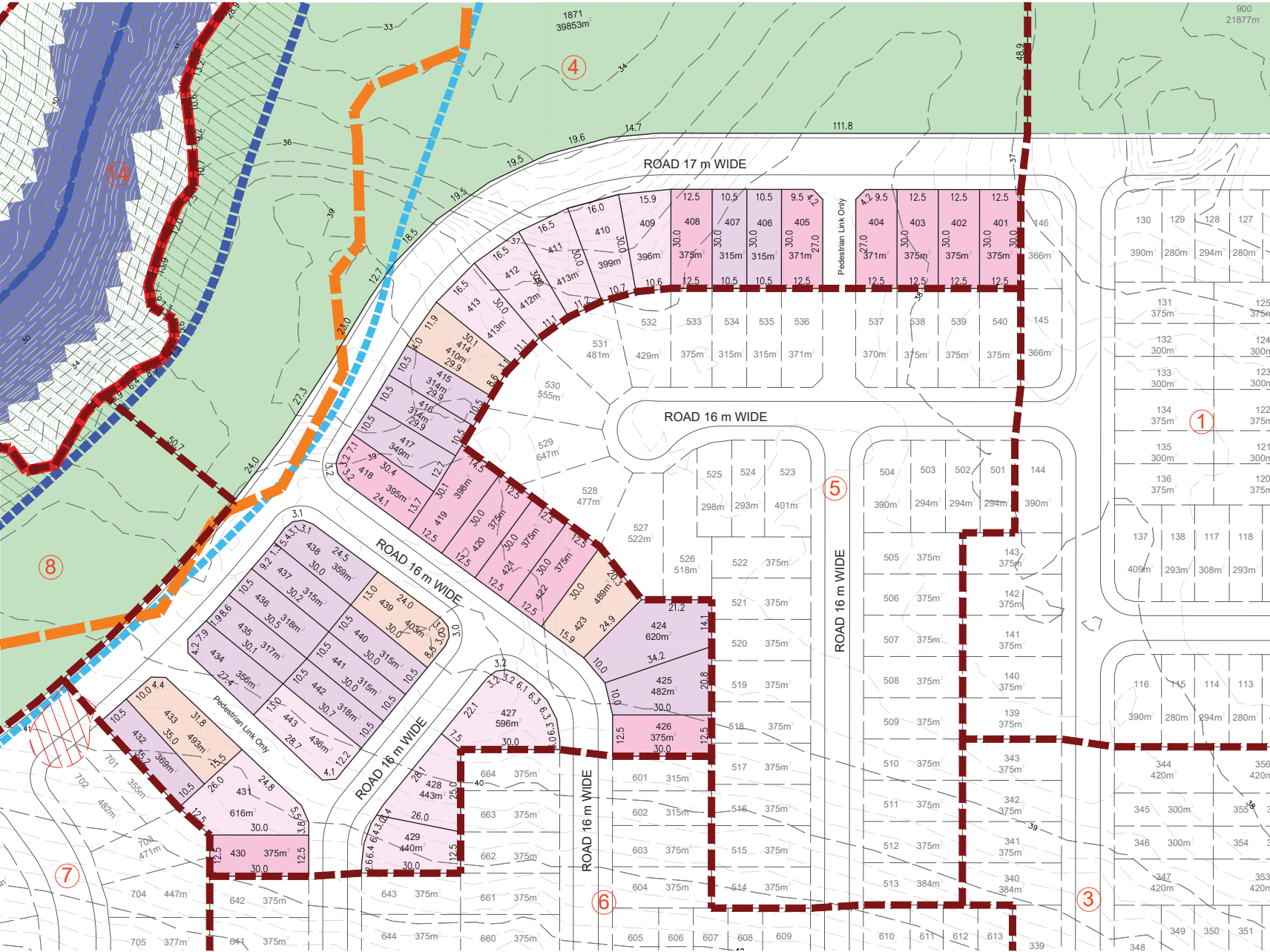
Date: 8/08/2023



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev WSTG 03

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 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.
Lider 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 - 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 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 ²
Open Space	3.984 ha 59.2%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



saunders
havill
group



Queensland
Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 8/08/2023

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 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 - 2260 m²
- District Park - 9,403 ha
- Staging No.
- Staging Boundary

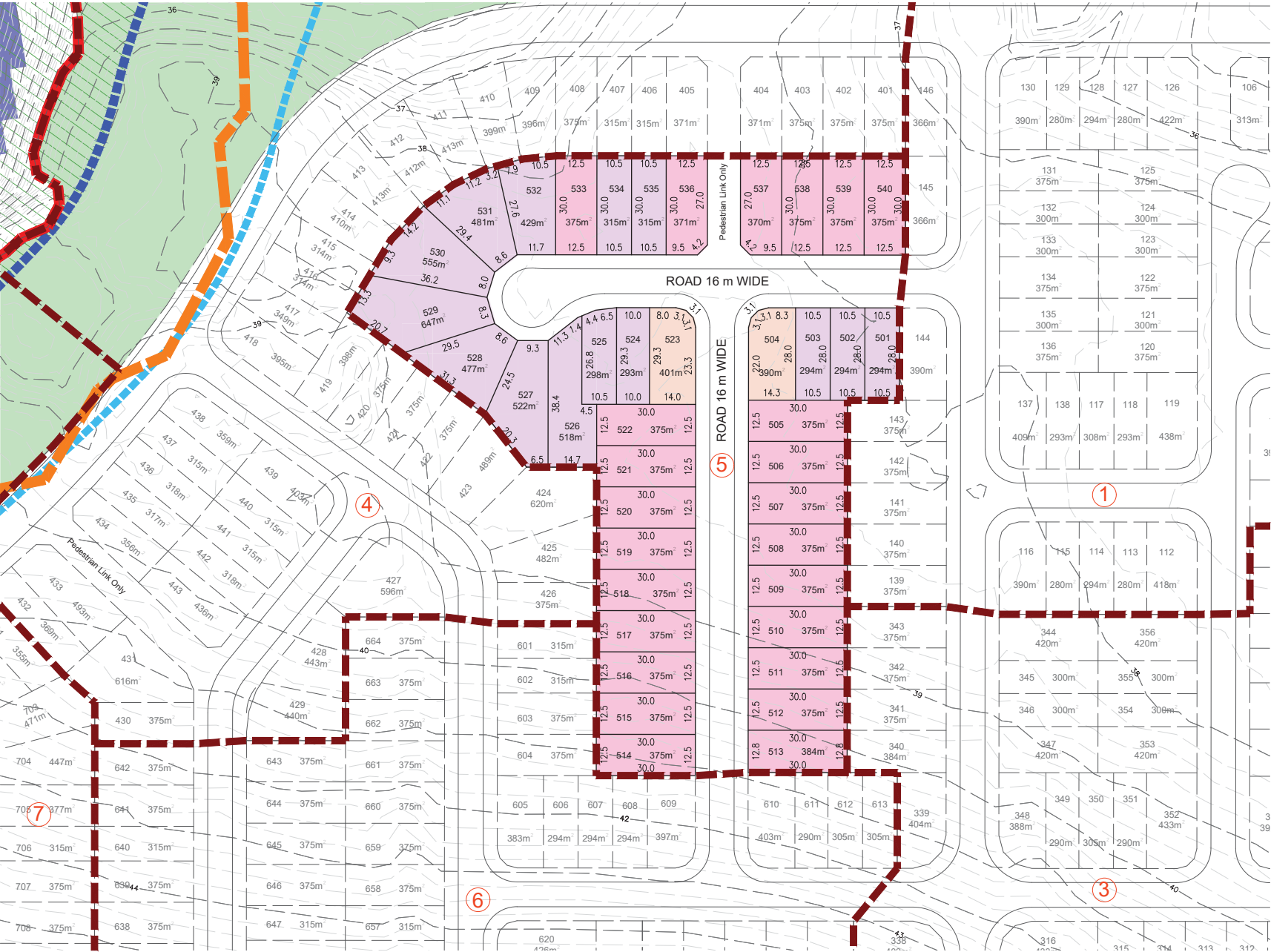
NOTE: Dimensions have been rounded down to the nearest 0.1m.

STAGING STATISTICS - STAGE 5

Stage Area	2.03 ha
Length of New Roads	262m
Area of New Roads	4781 m ² 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 ²

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

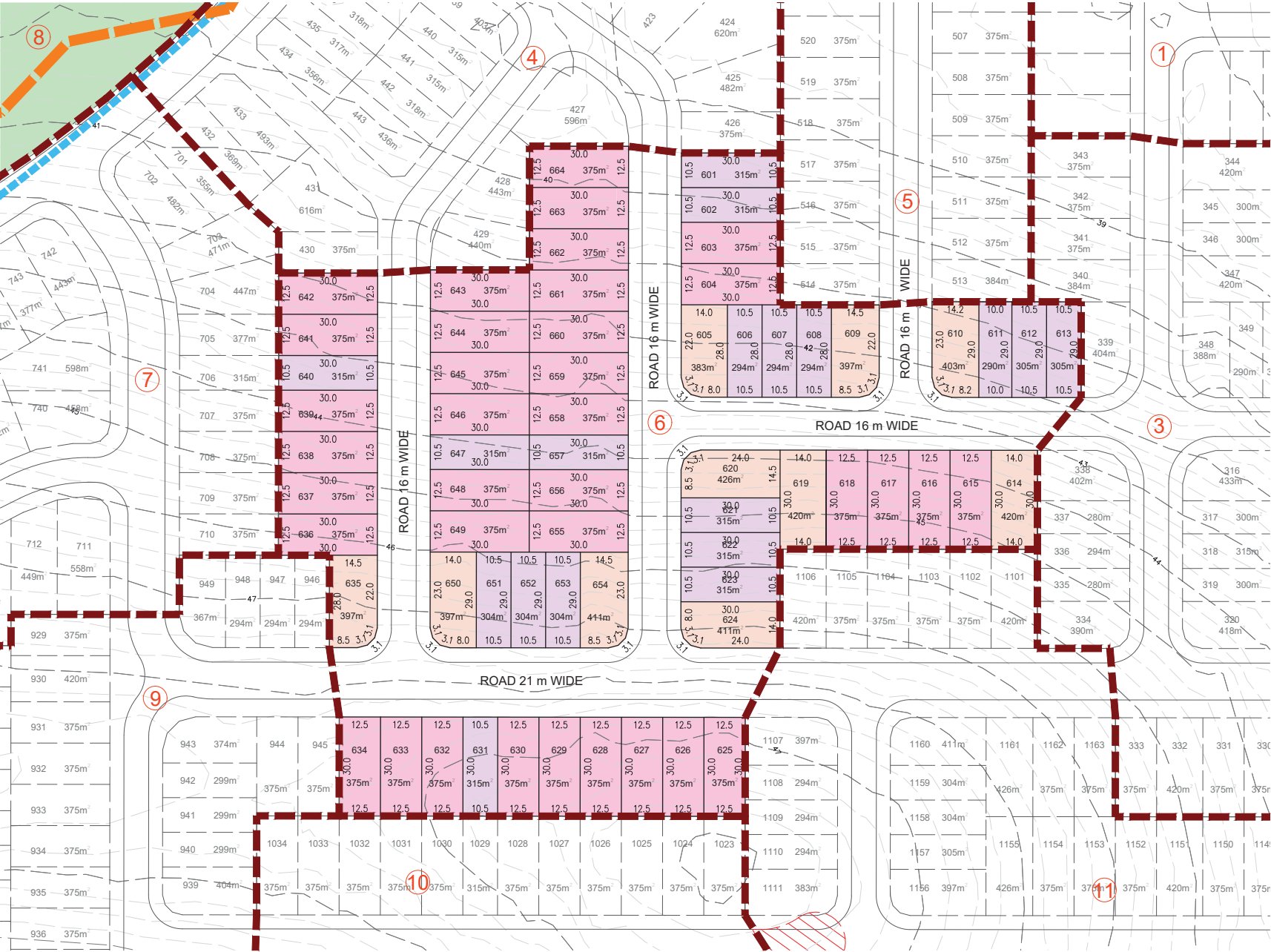
Approval no: DEV2017/887

Date: 8/08/2023

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev WSTG 05

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.
Lider 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

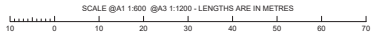
- Site Boundary
- Logan City Council 2016 Flood Mapping
- Minor Contour 0.25m Interval
- Major Contour 1.0m interval
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- Approx. High Bank - Derived from Slope analysis utilising lidar data
- 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone - 7.6 ha
- Linear Park - 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 6

Stage Area	4,012 ha
Length of New Roads	536m
Area of New Roads	9326 m ² 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 ²
Open Space	7689 m ² 19.2%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/887

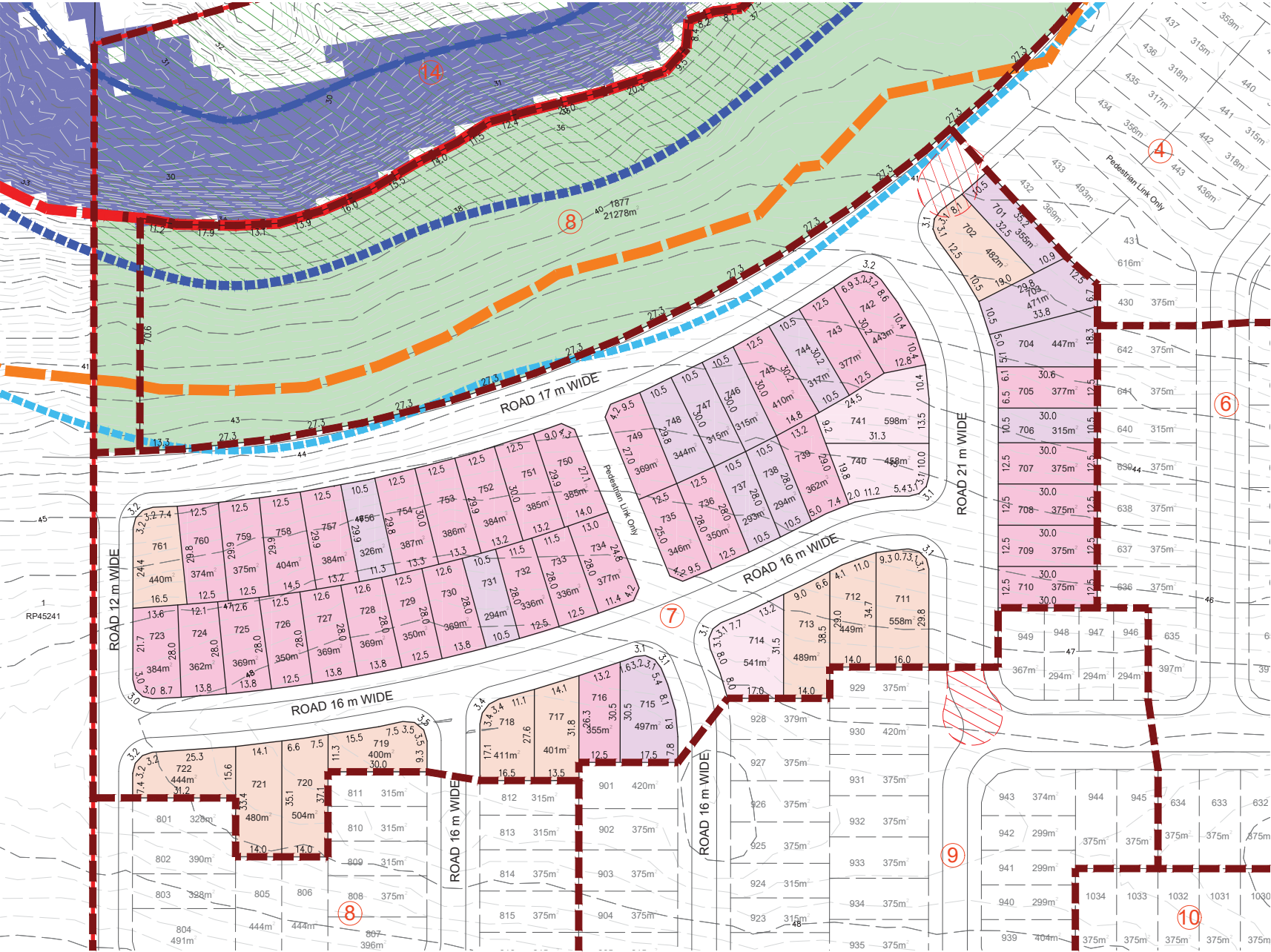
Date: 8/08/2023



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

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

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.
Lider 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 - 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 STATISTICS - STAGE 7

Stage Area	3.794 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 m ²

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:600 @A3 1:200 - LENGTHS ARE IN METRES



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 8/08/2023

STAGING PLAN - STAGE 8



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

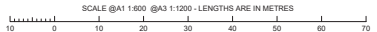
NOTE: Dimensions have been rounded down to the nearest 0.1m;

STAGING STATISTICS - STAGE 8

Stage Area	4.779 ha
Length of New Roads	482 m
Area of New Roads	7266 m ² 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	411m ²
Stormwater / Detention Basin	4462 m ² 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



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev WSTG 08

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.
Lider 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

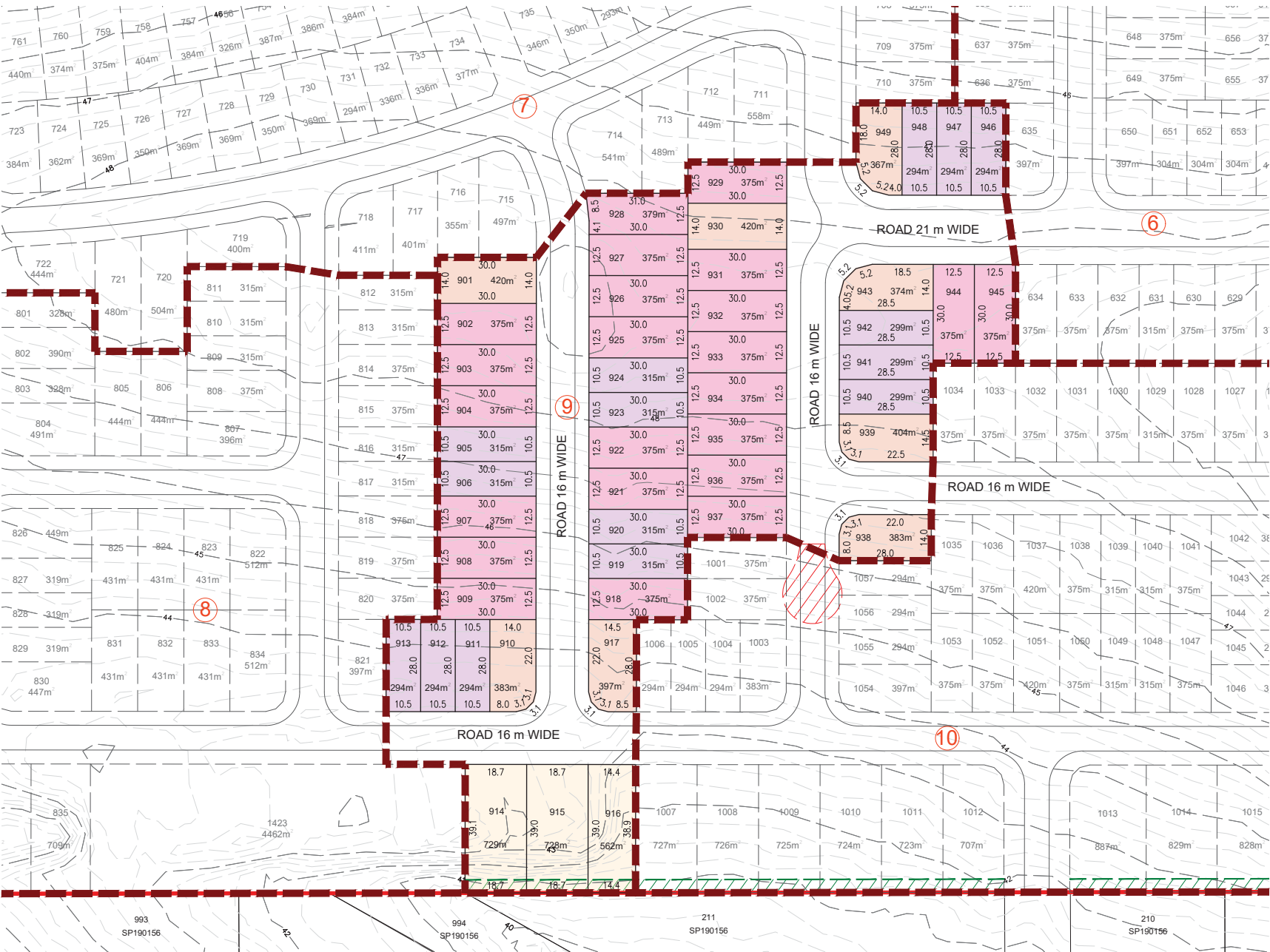
- Site Boundary
- Logan City Council 2016 Flood Mapping
- Minor Contour 0.25m Interval
- Major Contour 1.0m interval
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided
- Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

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

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

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

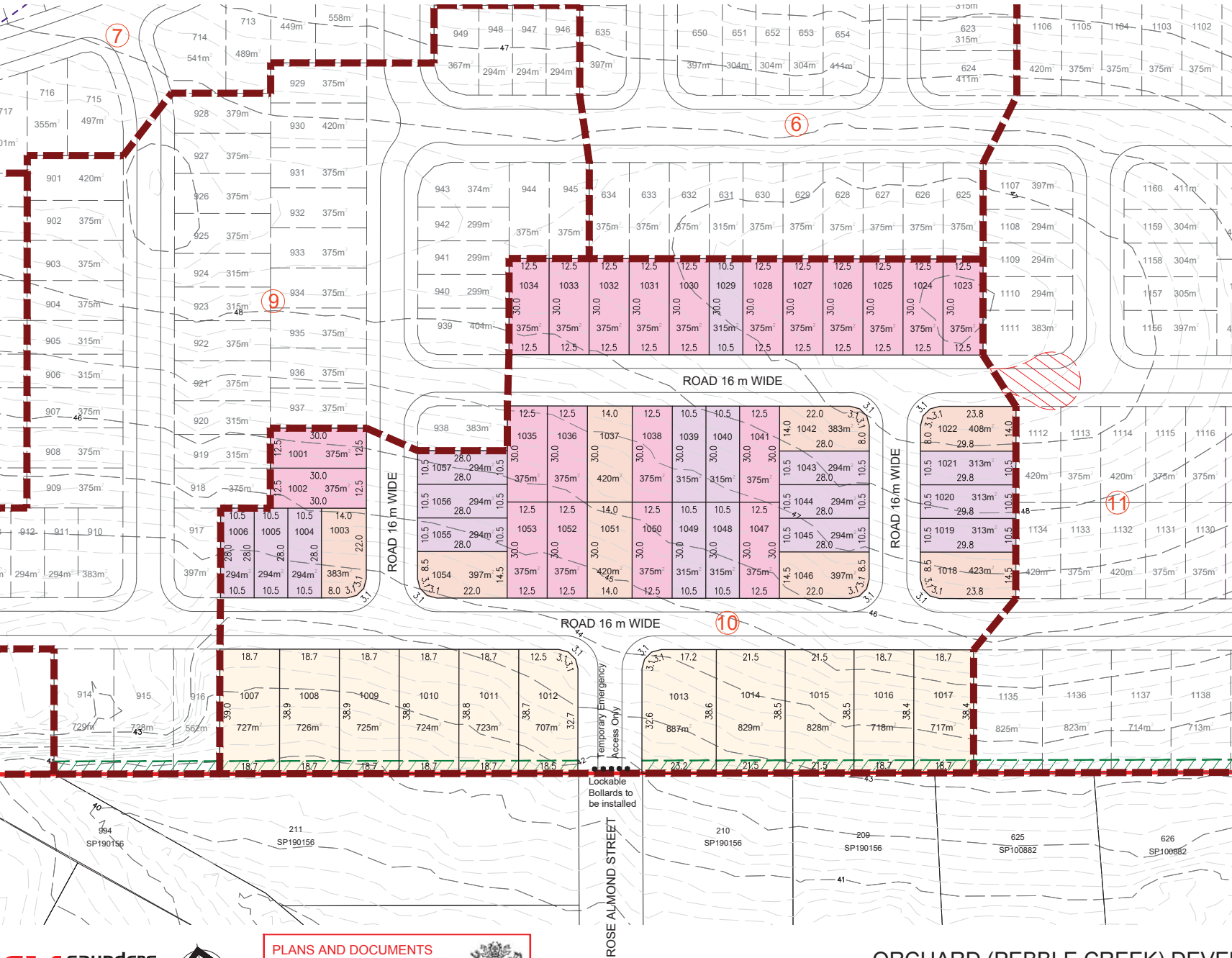
Approval no: DEV2017/887
Date: 8/08/2023



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev WSTG 09

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

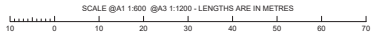
- Site Boundary
- Logan City Council 2016 Flood Mapping
- Minor Contour 0.25m Interval
- Major Contour 1.0m interval
- Staging No.
- Staging Boundary
- Temporary Turn-Around Easement to be Provided
- Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

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

STAGING STATISTICS - STAGE 10

Stage Area	3.346 ha
Length of New Roads	540 m
Area of New Roads	8891 m ² 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 ²

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



saunders havill group

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 8/08/2023

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.

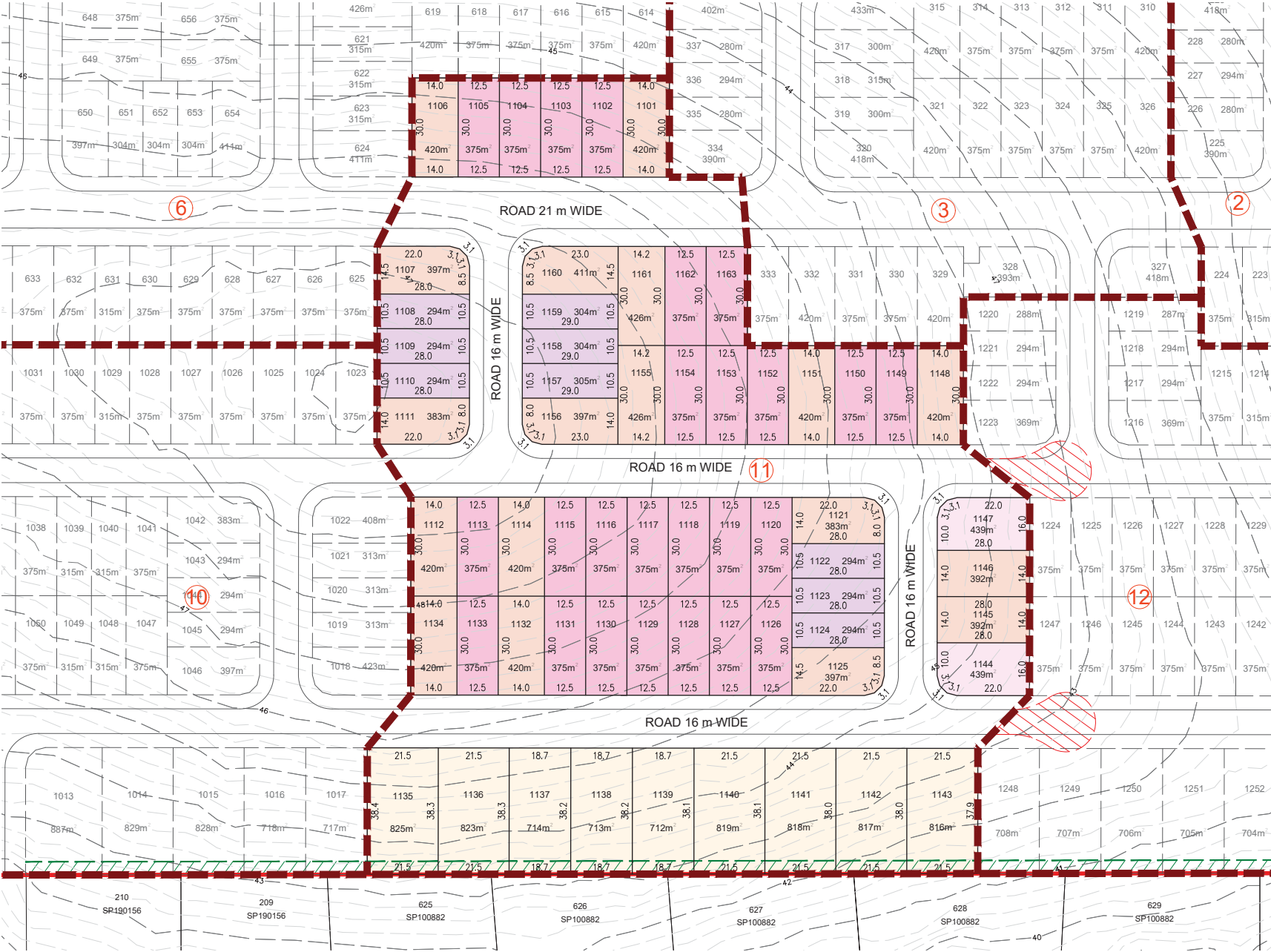
DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.
Lider Data © State of Queensland (Department of Natural Resources and Mines) 2016.

* 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)

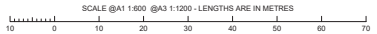
NOTE: Dimensions have been rounded down to the nearest 0.1m;



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



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev W STG 11

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.

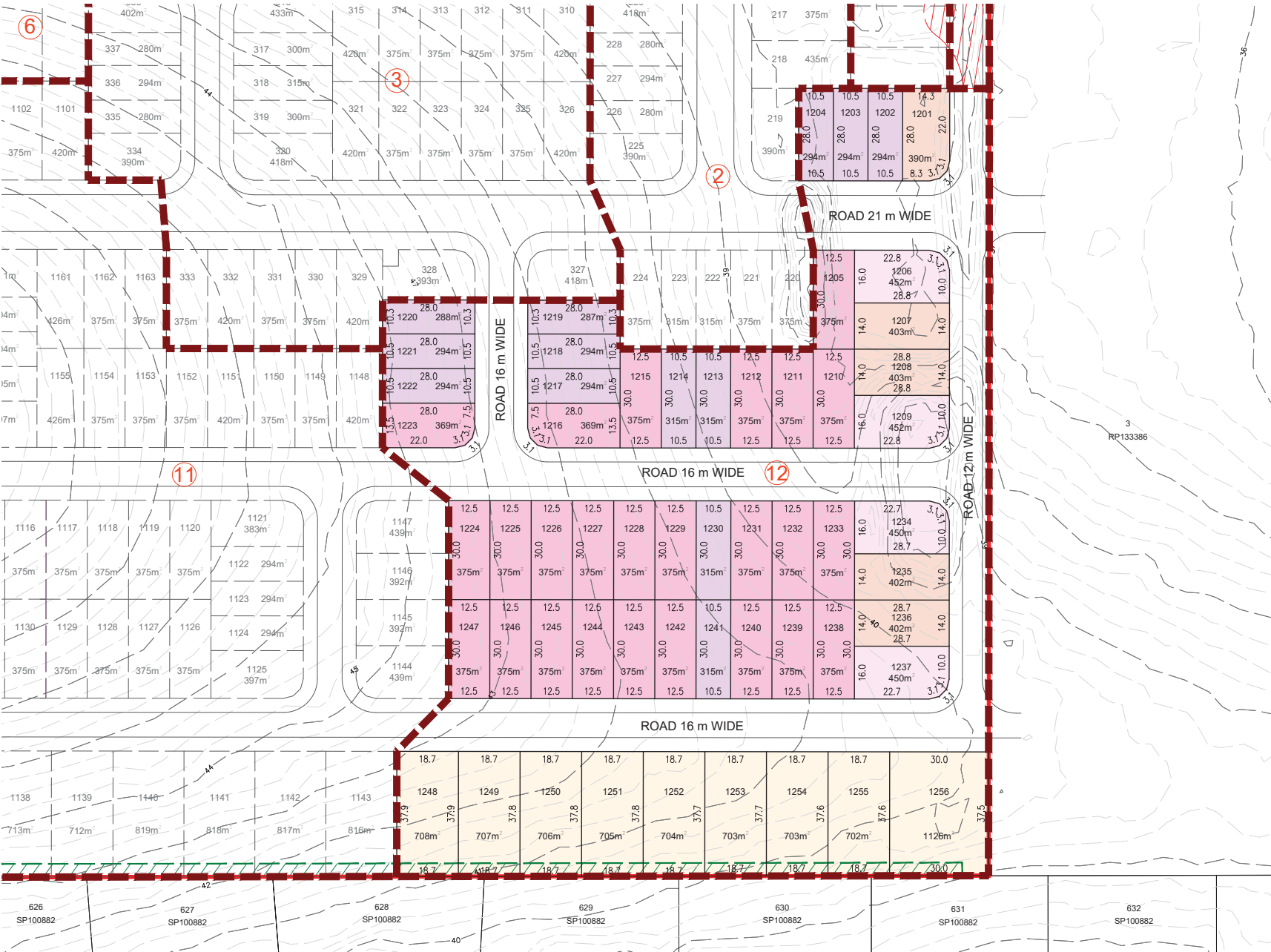
DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.
Lider Data © State of Queensland (Department of Natural Resources and Mines) 2016.

* 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;



STAGING PLAN - STAGES 13a, 13b, 13c

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.

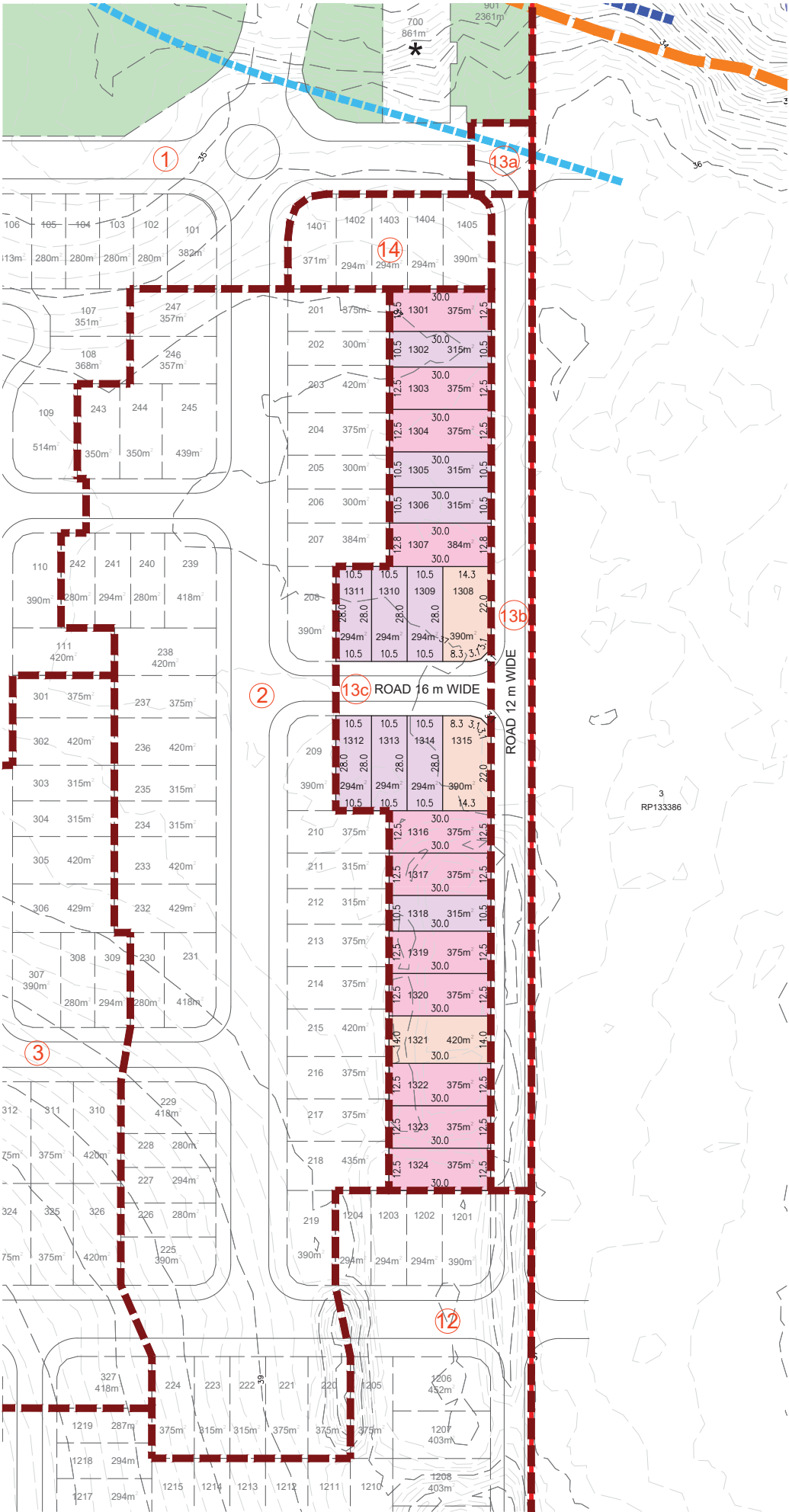
DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.
Lider Data © State of Queensland (Department of Natural Resources and Mines) 2016.

* 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 - 2260 m²
- District Park - 9.403 ha
- Staging No.
- 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

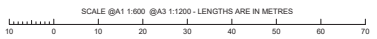


STAGING STATISTICS - STAGE 13A	
Stage Area	378 m ²
Length of New Roads	28 m
Area of New Roads	378 m ² 100%

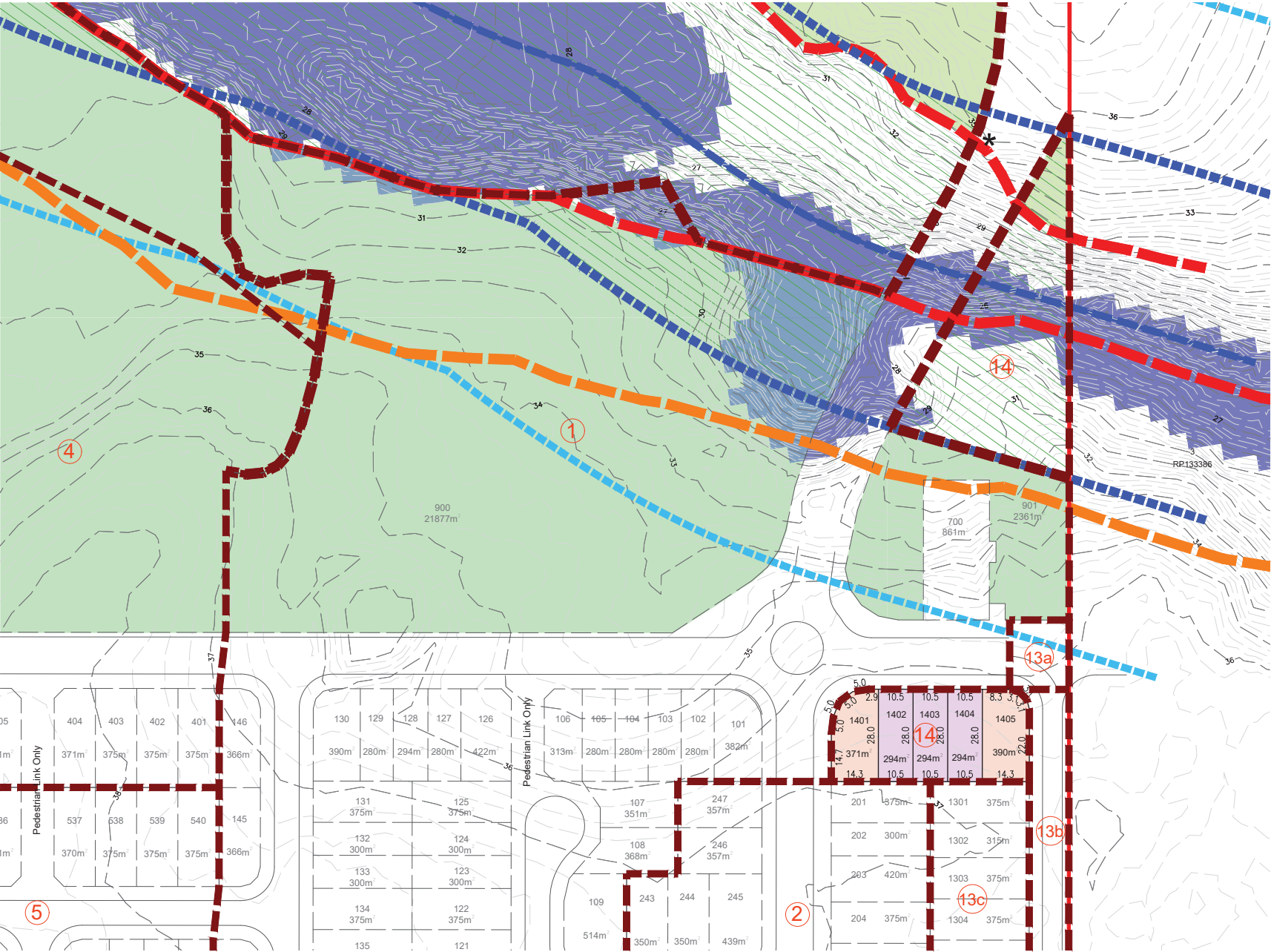
STAGING STATISTICS - STAGE 13B	
Stage Area	3535 m ²
Length of New Roads	294 m
Area of New Roads	3535 m ² 100%

STAGING STATISTICS - STAGE 13C	
Stage Area	9108 m ²
Length of New Roads	46 m
Area of New Roads	750 m ² 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 m ²

RP DESCRIPTION LOT 6 on RP193185 &
LOT 9 on SP203507



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 - 2260 m²
- District Park - 9,403 ha
- Staging No.
- Staging Boundary

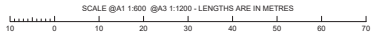
NOTE:

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	331m ²
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
Date: 8/08/2023



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 13/06/2023 9282 P 02 Rev WSTG 14