

OVERALL CONCEPT PLAN

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

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PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m 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
- Riparian Zone - 5.051 ha
- Linear Park 9.739 ha
- Remnant Endangered Mapping
- 4m wide Landscape Interface Buffer
- Previous Road Alignment
- Staging Boundary
- Staging Number
- Q100
- Potential Multiple Residential Allotment
- Signage Location - Large Entry Statement
- Signage Location - Secondary Entry Statement
- Signage Location - Billboard (6x3 double sided V)
- Signage Location - H Frame
- Signage Location - Banner Pole

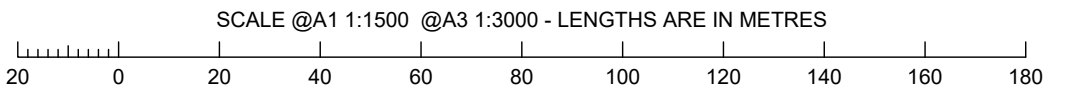
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/8
Date: 09 May 2024



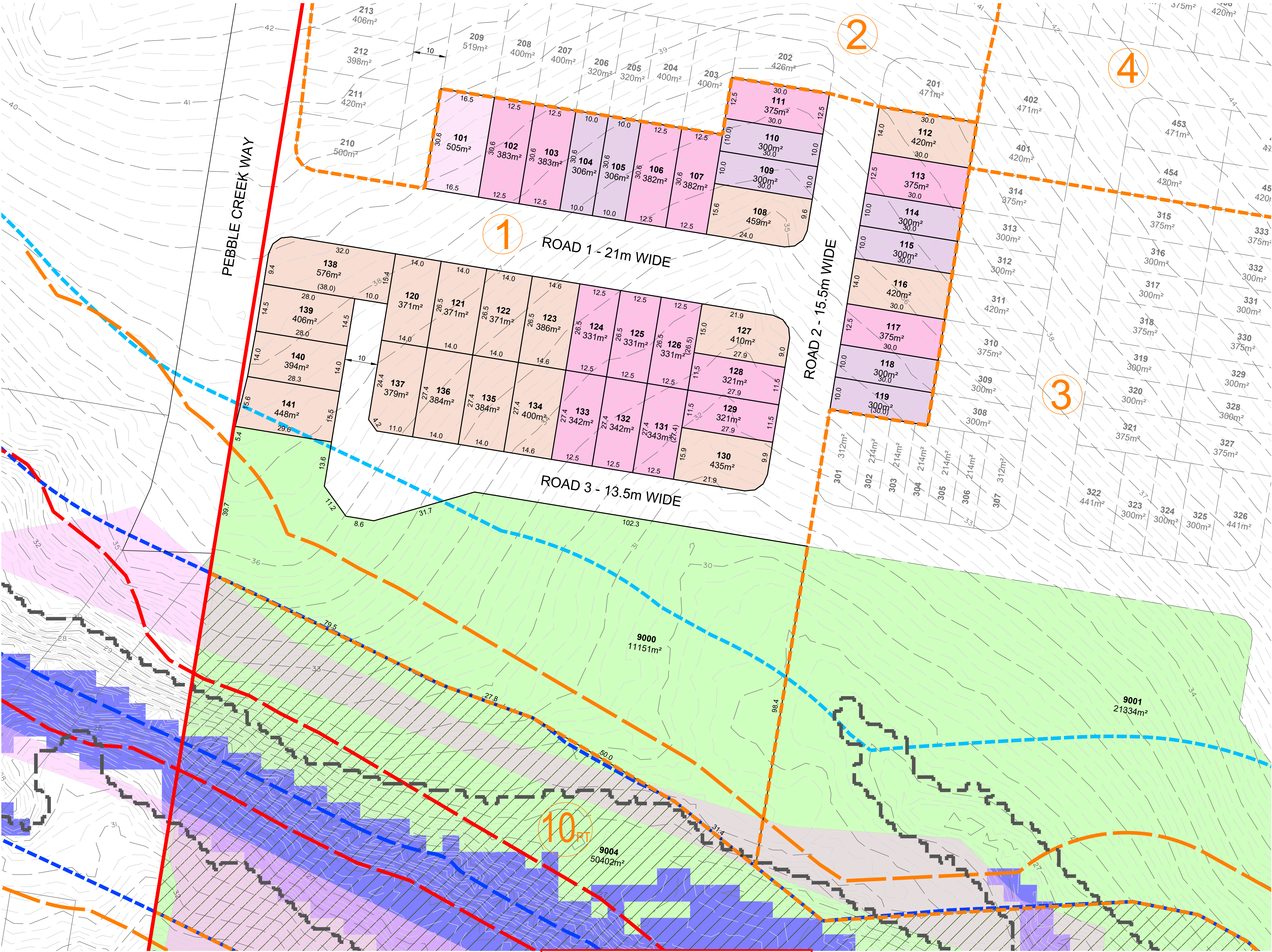
DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Laneway Terrace Lots	7	1.4%	0.168 ha
Terrace Lots	7	1.4%	0.169 ha
Vila Lots	159	30.9%	4.802 ha
Premium Villa Lots	174	33.9%	6.597 ha
Courtyard Lots	122	23.7%	5.210 ha
Premium Courtyard Lots	14	2.7%	0.750 ha
Interface Lots	31	6.0%	2.404 ha
Total Residential Allotments	514	100.0%	20.100 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	40.703 ha	—	
Net Residential Area (no roads)	20.100 ha	49.4%	
Neighbourhood Recreation Park	0.491 ha	1.2%	
Linear Park	11.062 ha	27.2%	
Road Areas	8.771 ha	21.5%	
Child Care Centre	0.279 ha	0.7%	
Total	40.703 ha	100.0%	
Average Lot Size (m²)	391 m²		
Length of New Road	4916 m		

RP DESCRIPTION: Lot 30 on SP309195



DALEFORD PROPERTY PTY LTD

STAGING PLAN - STAGE 1



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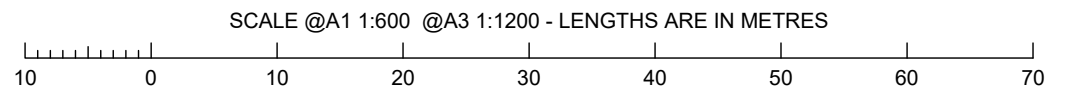
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m 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
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- Stage No.
- Q100

DEVELOPMENT STATISTICS - Stage 1			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	8	19.5%	0.241 ha
Premium Villa Lots	15	36.6%	0.532 ha
Courtyard Lots	17	41.5%	0.701 ha
Premium Courtyard Lots	1	2.4%	0.051 ha
Total Residential Allotments	41	100.0%	1.525 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	3.490 ha	—	
Net Residential Area (no roads)	1.525 ha	43.7%	
Linear Park	1.115 ha	31.9%	
Road Areas	0.850 ha	24.4%	
Total	3.490 ha	100.0%	
Average Lot Size (m ²)	372 m ²		
Length of New Road	423 m		

RP DESCRIPTION: Lot 30 on SP309195



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STAGING PLAN - STAGE 2

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PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- Stage No.
- 100m Centreline Waterway Buffer
- 50m High Bank Offset

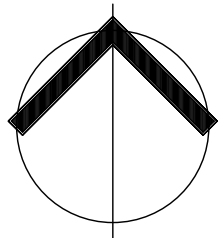
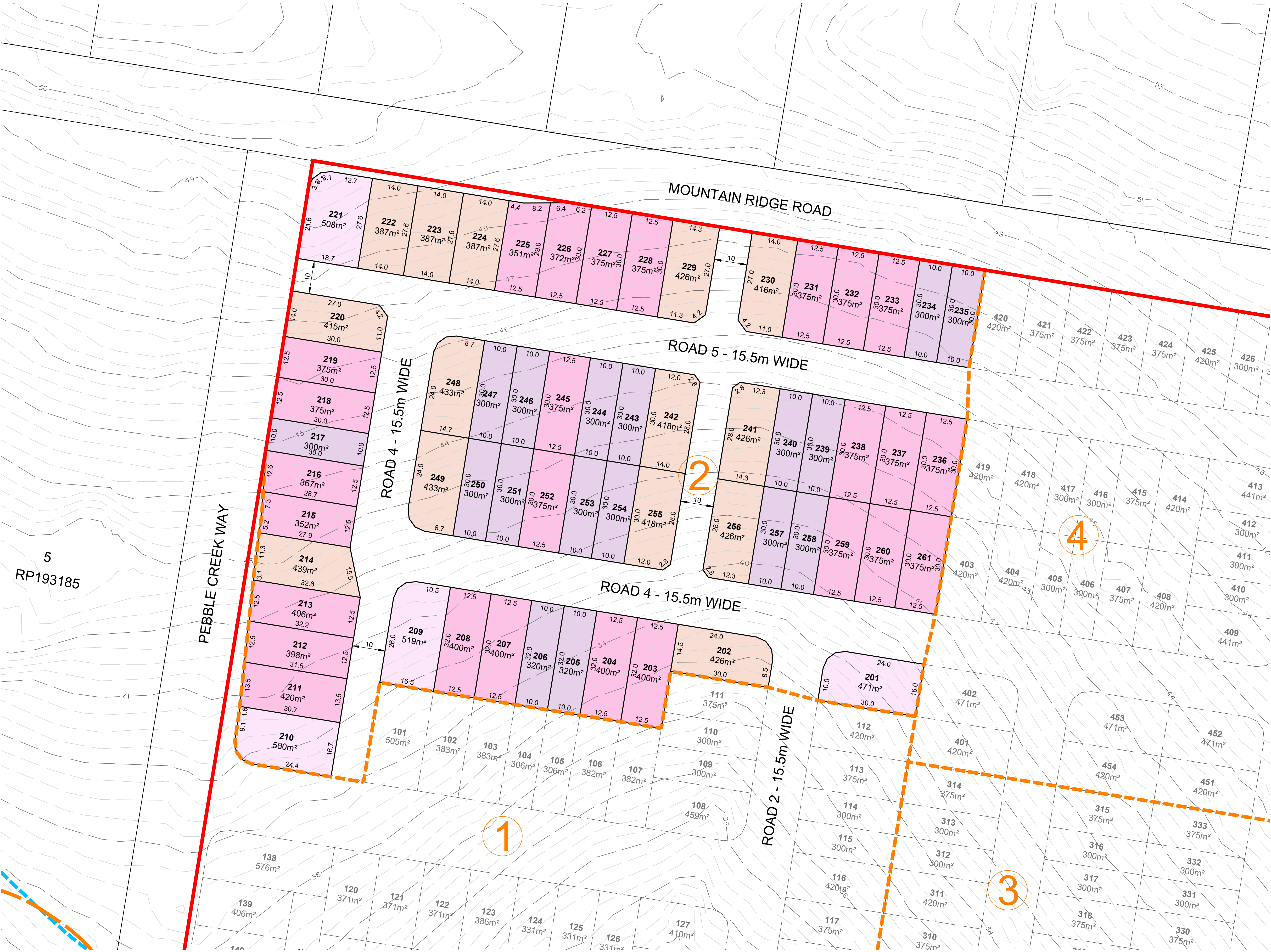
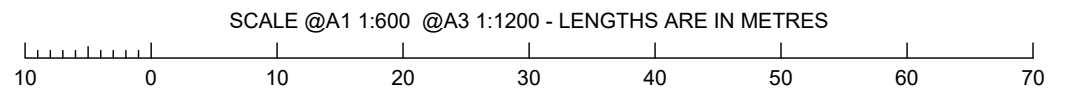
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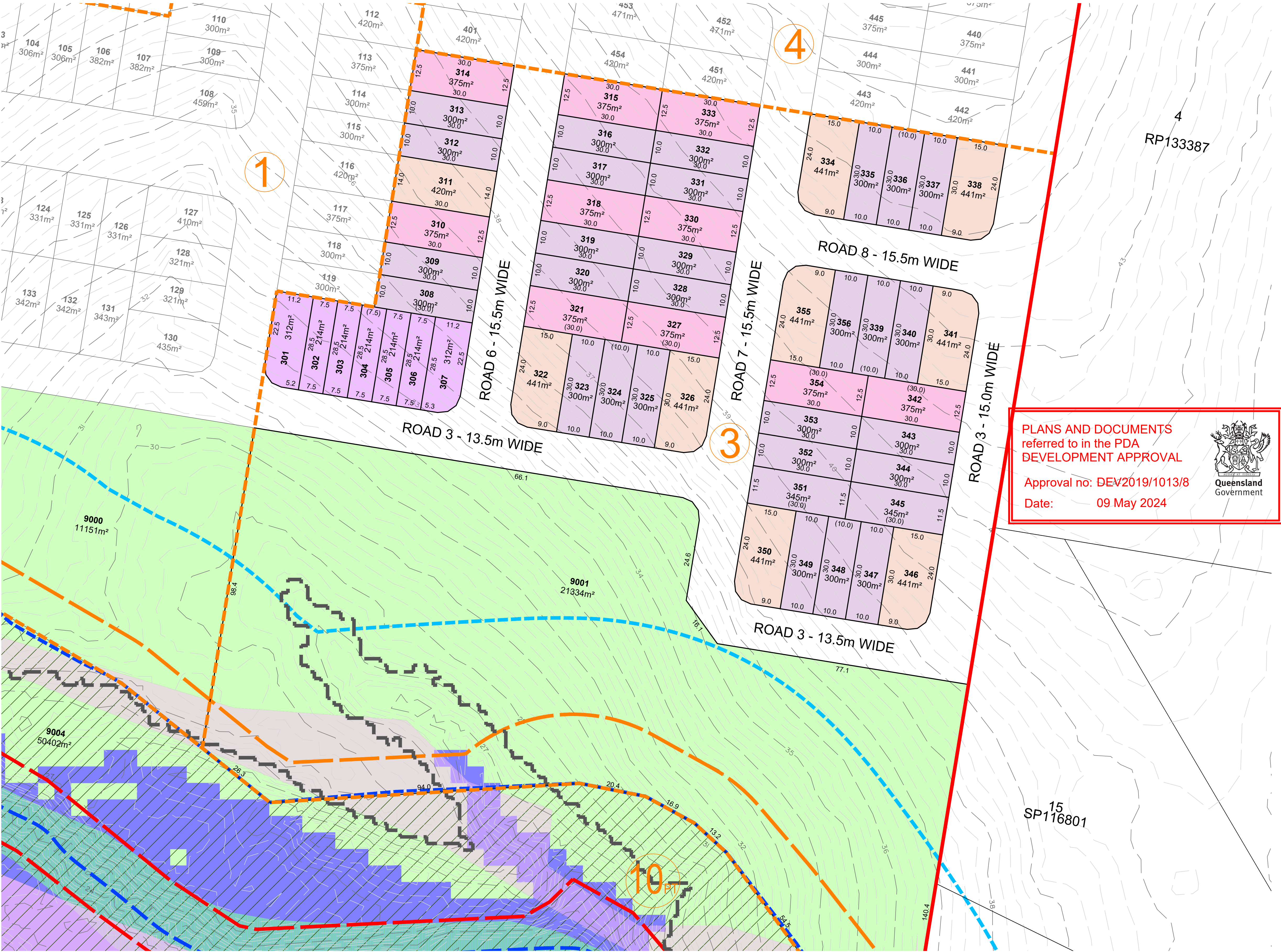


DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	17	27.9%	0.514 ha
Premium Villa Lots	26	42.6%	0.989 ha
Courtyard Lots	14	23.0%	0.584 ha
Premium Courtyard Lots	4	6.6%	0.200 ha
Total Residential Allotments	61	100.0%	2.287 ha
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Net Residential Area (no roads)	2.287 ha	72.3%	
Road Areas	0.875 ha	27.7%	
Total	3.162 ha	100.0%	
Average Lot Size (m²)	375 m²		
Length of New Road	430 m		

RP DESCRIPTION: Lot 30 on SP309195



STAGING PLAN - STAGE 3



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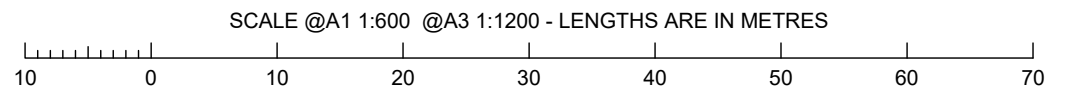
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

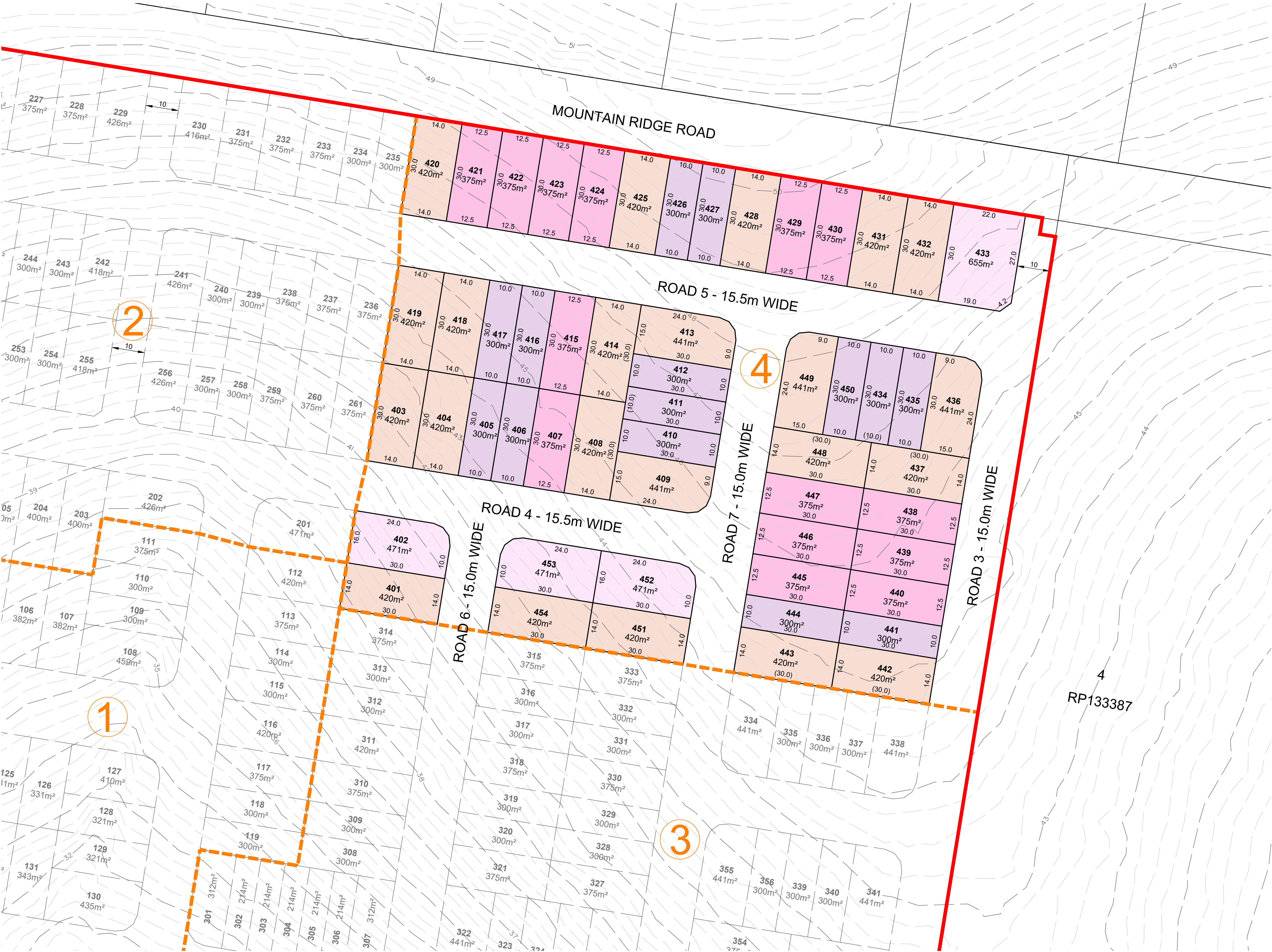
- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Flagstone Creek Centreline
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- Approx High Bank - Derived from Slope analysis utilising lidar data
- 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- Stage No.
- Q100

DEVELOPMENT STATISTICS - Stage 3			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Terrace Lots	7	12.5%	0.169 ha
Vila Lots	30	53.6%	0.909 ha
Premium Villa Lots	10	17.9%	0.375 ha
Courtyard Lots	9	16.1%	0.395 ha
Total Residential Allotments	56	100.0%	1.848 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	4.997 ha	—	
Net Residential Area (no roads)	1.848 ha	37.0%	
Linear Park	2.133 ha	42.7%	
Road Areas	1.016 ha	20.3%	
Total	4.997 ha	100.0%	
Average Lot Size (m²)	330 m²		
Length of New Road	655 m		

RP DESCRIPTION: Lot 30 on SP309195



STAGING PLAN - STAGE 4



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HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- Stage No.

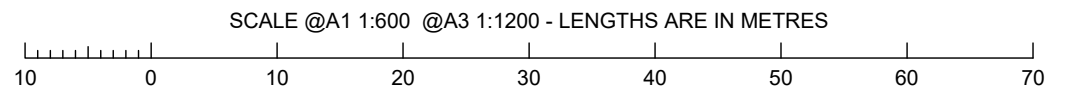
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DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	14	25.9%	0.420 ha
Premium Villa Lots	14	25.9%	0.525 ha
Courtyard Lots	22	40.7%	0.933 ha
Premium Courtyard Lots	4	7.4%	0.207 ha
Total Residential Allotments	54	100.0%	2.085 ha
Land Budget			
Area of Subject Site / Stage	2.954 ha	—	
Net Residential Area (no roads)	2.085 ha	70.6%	
Road Areas	0.869 ha	29.4%	
Total	2.954 ha	100.0%	
Average Lot Size (m ²)	386 m ²		
Length of New Road	555 m		

RP DESCRIPTION: Lot 30 on SP309195



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STAGING PLAN - STAGE 5

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CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m 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
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- Stage No.
- Q100

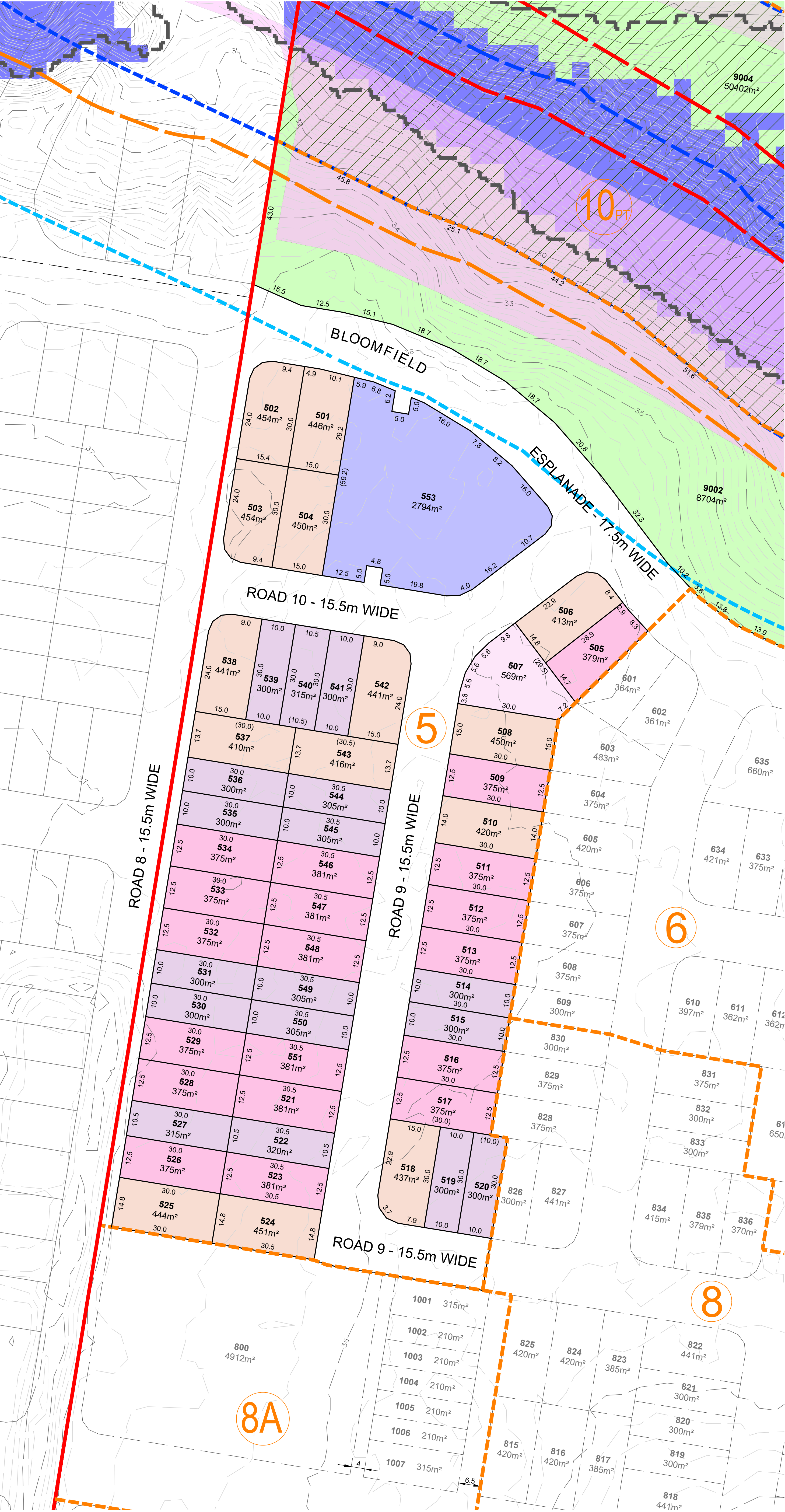
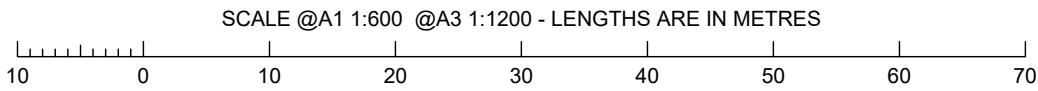
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DEVELOPMENT STATISTICS - Stage 5			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	17	33.3%	0.517 ha
Premium Villa Lots	19	37.3%	0.717 ha
Courtyard Lots	14	27.5%	0.613 ha
Premium Courtyard Lots	1	2.0%	0.057 ha
Total Residential Allotments	51	100.0%	1.904 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	—		
Net Residential Area (no roads)	1.904 ha	48.1%	
Linear Park	0.870 ha	22.0%	
Road Areas	0.905 ha	22.9%	
Child Care Centre	0.279 ha	7.0%	
Total	3.958 ha	100.0%	
Average Lot Size (m²)	373 m²		
Length of New Road	485 m		

RP DESCRIPTION: Lot 30 on SP309195



STAGING PLAN - STAGE 6

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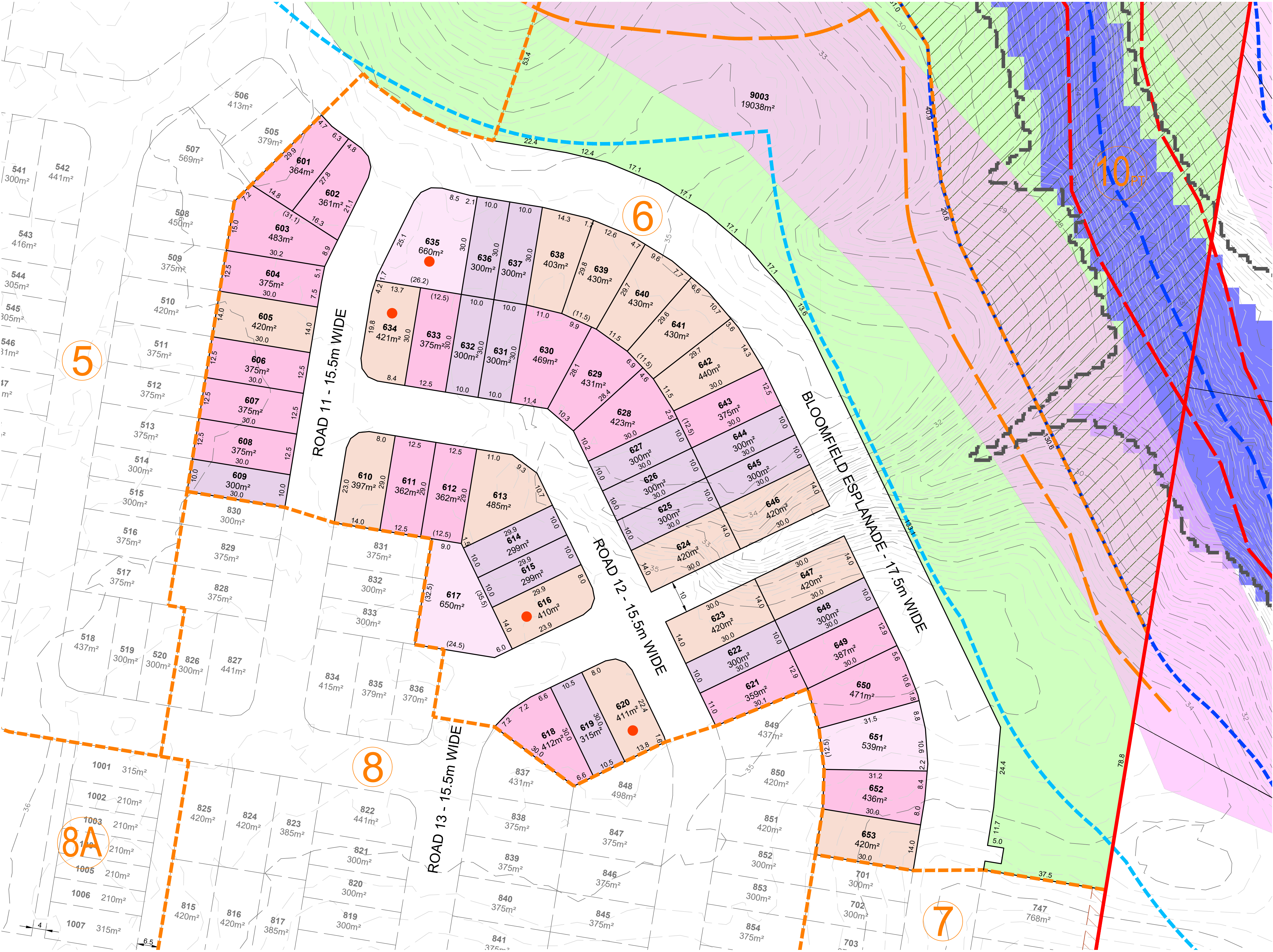
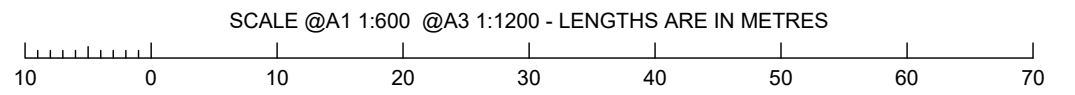
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m 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
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- Stage No.
- Q100
- Potential Multiple Residential Allotment

DEVELOPMENT STATISTICS - Stage 6			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	15	28.3%	0.451 ha
Premium Villa Lots	19	35.8%	0.757 ha
Courtyard Lots	16	30.2%	0.678 ha
Premium Courtyard Lots	3	5.7%	0.185 ha
Total Residential Allotments	53	100.0%	2.071 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	5.161 ha		
Net Residential Area (no roads)	2.071 ha	40.1%	
Linear Park	1.904 ha	36.9%	
Road Areas	1.186 ha	23.0%	
Total	5.161 ha	100.0%	
Average Lot Size (m ²)	391 m ²		
Length of New Road	653 m		

RP DESCRIPTION: Lot 30 on SP309195

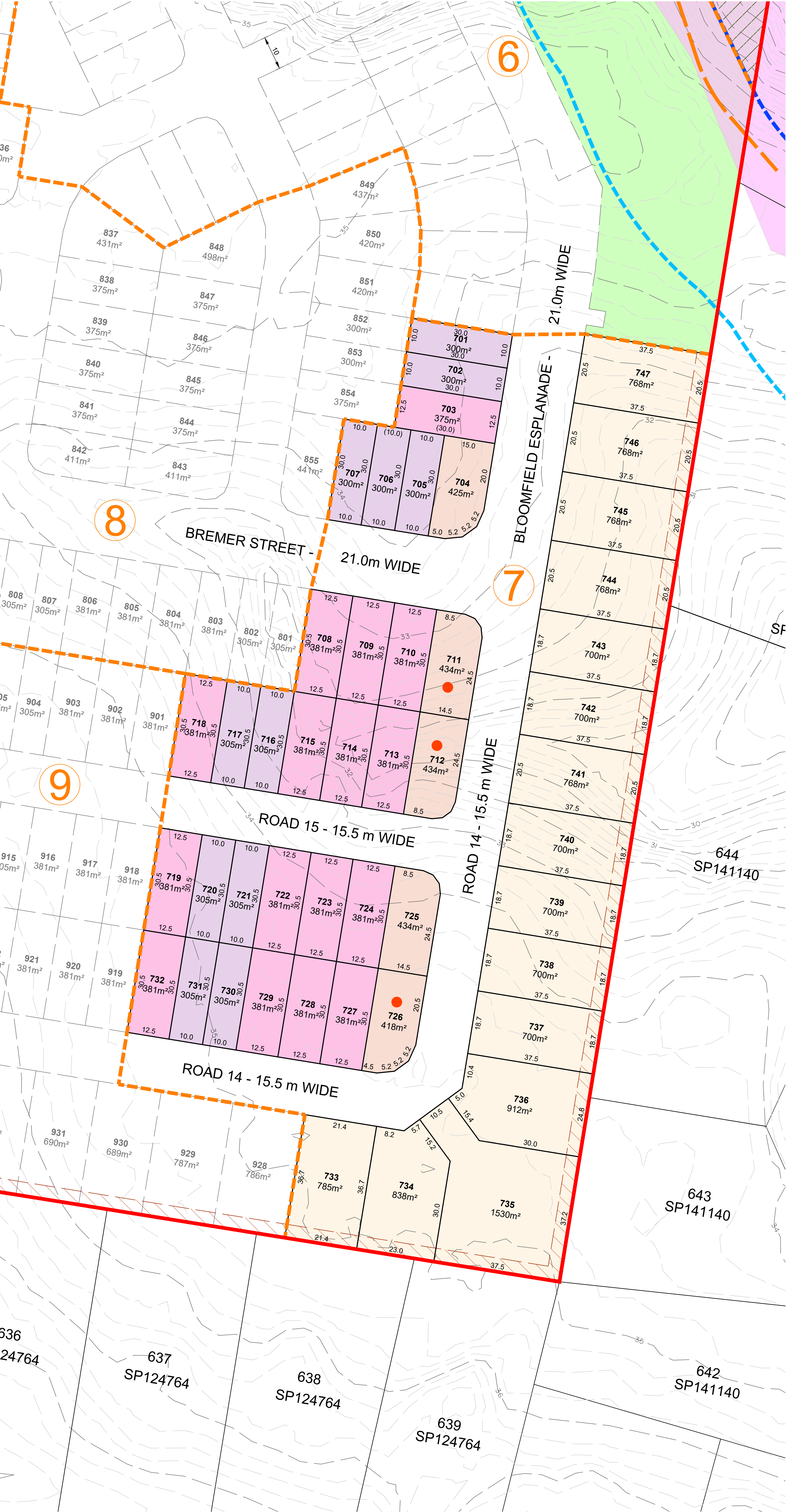


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Queensland
Government

STAGING PLAN - STAGE 7



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HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

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- Minor Contour (0.25m interval)
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- 50m High Bank Offset
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- Stage No.
- 4m wide Landscape Interface Buffer
- Potential Multiple Residential Allotment

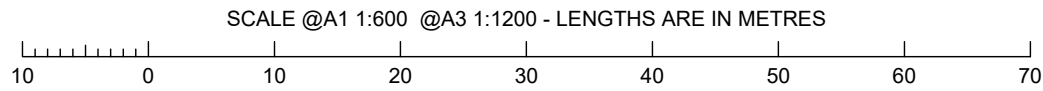
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DEVELOPMENT STATISTICS - Stage 7			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	11	23.4%	0.333 ha
Premium Villa Lots	16	34.0%	0.609 ha
Courtyard Lots	5	10.6%	0.214 ha
Interface Lots	15	31.9%	1.211 ha
Total Residential Allotments	47	100.0%	2.367 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	3.138 ha		
Net Residential Area (no roads)	2.367 ha	75.4%	
Road Areas	0.771 ha	24.6%	
Total	3.138 ha	100.0%	
Average Lot Size (m²)	504 m²		
Length of New Road	447 m		

RP DESCRIPTION: Lot 30 on SP309195



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STAGING PLAN - STAGE 8 & 8A

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PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

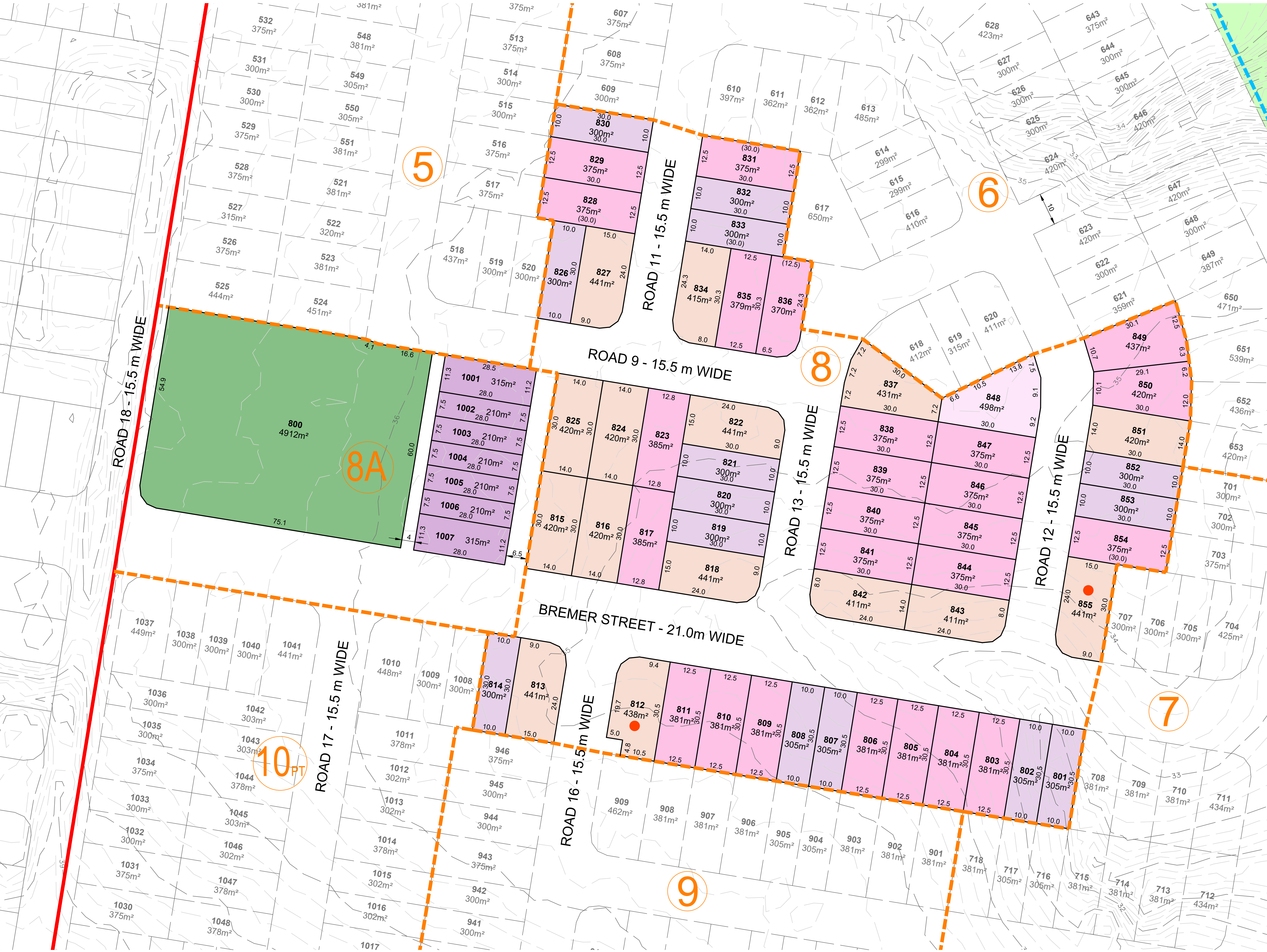
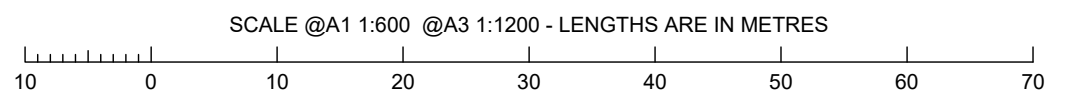
LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- 100m Centreline Waterway Buffer
- Linear Park
- Staging Boundary
- Stage No.
- Potential Multiple Residential Allotment

DEVELOPMENT STATISTICS - Stage 8			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	14	25.5%	0.422 ha
Premium Villa Lots	25	45.5%	0.955 ha
Courtyard Lots	15	27.3%	0.641 ha
Premium Courtyard Lots	1	1.8%	0.050 ha
Total Residential Allotments	55	100.0%	2.068 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	2.997 ha		
Net Residential Area (no roads)	2.068 ha	69.0%	
Road Areas	0.929 ha	31.0%	
Total	2.997 ha	100.0%	
Average Lot Size (m ²)	376 m ²		
Length of New Road	534 m		

DEVELOPMENT STATISTICS - Stage 8A			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Laneway Terrace Lots	7	100.0%	0.168 ha
Total Residential Allotments	7	100.0%	0.168 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	1.003 ha	0.0%	
Net Residential Area (no roads)	0.168 ha	0.0%	
Neighbourhood Recreation Park	0.491 ha	0.0%	
Road Areas	0.344 ha	0.0%	
Total	1.003 ha	0.0%	
Average Lot Size (m ²)	240 m ²		
Length of New Road	123 m		

RP DESCRIPTION: Lot 30 on SP309195



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2019/1013/8
Date: 09 May 2024

STAGING PLAN - STAGE 9

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

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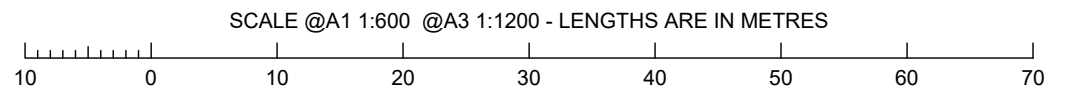
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- Stage No.
- 4m wide Landscape Interface Buffer
- Potential Multiple Residential Allotment

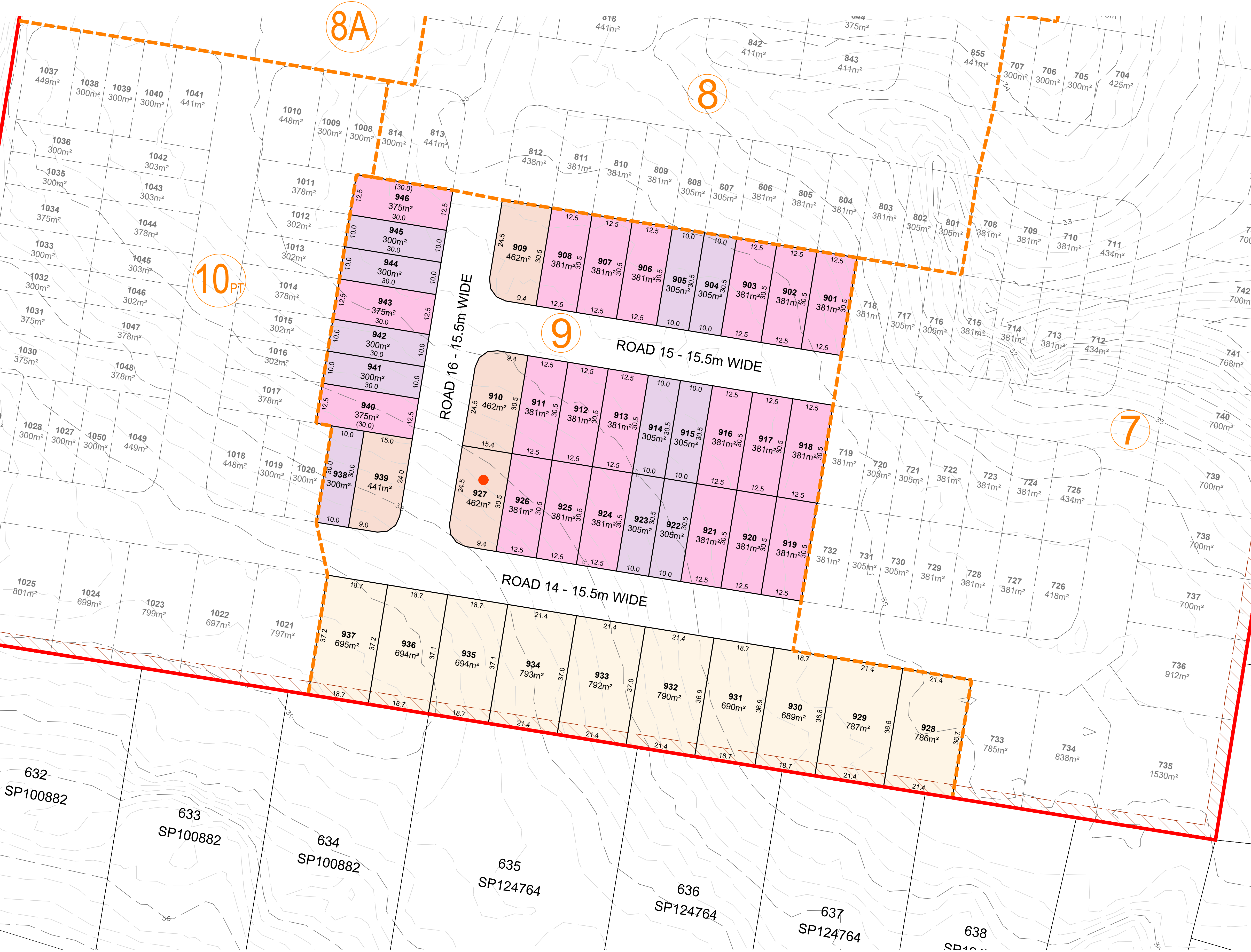
DEVELOPMENT STATISTICS - Stage 9			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	11	23.9%	0.333 ha
Premium Villa Lots	21	45.7%	0.799 ha
Courtyard Lots	4	8.7%	0.183 ha
Interface Lots	10	21.7%	0.741 ha
Total Residential Allotments	46	100.0%	2.056 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	2.626 ha		
Net Residential Area (no roads)	2.056 ha	78.3%	
Road Areas	0.570 ha	21.7%	
Total	2.626 ha	100.0%	
Average Lot Size (m ²)	447 m ²		
Length of New Road	363 m		

RP DESCRIPTION: Lot 30 on SP309195



DALEFORD PROPERTY PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 02/04/2024 9534 P 03 Rev Z -STG 09



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/8
Date: 09 May 2024

Queensland
Government

STAGING PLAN - STAGE 10

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

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PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- Stage No.
- 4m wide Landscape Interface Buffer
- Potential Multiple Residential Allotment

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/8
Date: 09 May 2024


Queensland
Government

NOTE:

Stage 10 includes the remainder of the Linear Park with
Riparian Zone overlay of 5.04ha as shown on Overall
Concept Plan, Drawing No. 9534 P 03 Rev Z - PRO 01

DEVELOPMENT STATISTICS - Stage 10			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	22	51.2%	0.662 ha
Premium Villa Lots	9	20.9%	0.339 ha
Courtyard Lots	6	14.0%	0.268 ha
Interface Lots	6	14.0%	0.452 ha
Total Residential Allotments	43	100.0%	1.721 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	7.217 ha		
Net Residential Area (no roads)	1.721 ha	23.8%	
Linear Park	5.040 ha	69.8%	
Road Areas	0.456 ha	6.3%	
Total	7.217 ha	100.0%	
Average Lot Size (m²)	400 m²		
Length of New Road	248 m		

RP DESCRIPTION: Lot 30 on SP309195

