OVERALL CONCEPT PLAN

saunders havill group



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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



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 (m ²)	391	m²	
Length of New Road	491	6 m	

RP DESCRIPTION: Lot 30 on SP309195

		SCAL	E @A1 1:1	500 @A3	1:3000 - L	ENGTHS A	RE IN ME	TRES		
Luu										
20	0	20	40	60	80	100	120	140	160	180

DALEFORD PROPERTY PTY LTD





Date:

DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/8 09 May 2024



MOUNTAIN RIDGE ROAD, SOUTH MACLEAN = 02/04/2024 = 9534 P 03 Rev Z - STG 01

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

47

45

420r

333`

375m2

332

`300m²

331

300m²

330

375m2

329

300m2

328

300m2

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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
10	Stage No.

____ Q100

DEVELOPMENT STATISTICS - Stage 1 RESIDENTIAL ALLOTMENTS Net Area No. Lots % 19.5% 0.241 ha Vila Lots 8 Premium Villa Lots 15 36.6% 0.532 ha Courtyard Lots 17 41.5% 0.701 ha Premium Courtyard Lots 0.051 ha 2.4% 1 41 100.0% 1.525 ha **Total Residential Allotments** 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% 24.4% 0.850 ha **Road Areas** 3.490 ha 100.0% Total Average Lot Size (m²) 372 m² Length of New Road 423 m

RP DESCRIPTION: Lot 30 on SP309195

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





MOUNTAIN RIDGE ROAD 12.5 12.5 14.3 14.012.5 227 375m28 12.5 228 12.5 229 375m2සි 426m² 230 2375m² 416m² · 232 ^{⊙.} **233** [∞]375m² ⁷375m² ຕີ**234** 300m² ອີ**235** 300mອີ 12.5 11.3 N? **420** 420m² 421 422 11.0 375m2 12.5 **423** 375m² ROAD 5 - 15.5m WIDE 375m² 12.5 424 12.5 425 375m² 10.0 420m2 10.0 ج 12.0 2 2.8 12.3 10.0 10.0 ଚ୍ଚି **244** 300m² 12.5 ୍ଥିତି **243** 300m² ^{ତି} **242** 418m² ଚ୍ଛା 12.5 12.5 [∞] 426m² ຕິ 240 -0. **238** 7375m² ື່ 239 300m² ⁹. **237** ⁹375m² 10.0 300m² 2 236 10.0 419 ⁵375m²ຕີ 418 14.3 420m2 420m² 10.0 417 416 10.0 415 ର୍ଚ୍ଚ **253** ର୍ଚ୍ଚ **254** 300m² 300 12.5 1 375m2 414 10 12.5 300m2 420m² 12.5 255 300m² 418m2 a α **256** ອີ້ **257** ອີ້ **258** 300m² 300m² ອີ375m² 4 426m² ⁰. **260** ^m375m² ອ. **261** ອ. ອີ375m²ອີ 10.0 12.0 **403** 420m² to 12.3 **404** 420m² **405 406 300m² 300m²** ROAD 4 - 15.5m WIDE 10.0 407 X 1 375m² 12.5 **408** 420m² 12.5 12.5 12.5 12.5 24.0 441m² 202 °. **204** ™400m² 426m² 24.0 °. **203** [№]400m² 30.0 **201** 471m² **402** 471m² 111 375m2 5m/WIDE 12.5 **453** 471m² 12.5 112 **110** 300m² 452 420m² 47.1m² 401 420m² **106** 382m² 109-454 **107** 382m² **113** 375m² 15. 300m2 420m² 451 314 420m² 375m2 \sim **108** 459m² 114 **315** 375m² ROAD 300m2 313 333 \ 300m2 375m² 115 300m² 316 312 300m2 **332** 300m² 300m2 116 317 420m2 300m2 **311** 420m² 331 300m² 318 117 **127** 41,0m² 375m² 375m2 **330** 375m² 126 310 375m²

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LEGEND

426

300m2

413

441m²

412

300m2

411

300m²

410

300m2

409

 $\overline{\times}$

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





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 (Ha)	%					
Area of Subject Site / Stage	3.162 ha	0.0%					
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 (m ²)	375 m ²						
Length of New Road	430	430 m					

RP DESCRIPTION: Lot 30 on SP309195

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES 30 50 40

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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
(10)	Stage No.

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 (m ²)	330 m ²						
Length of New Road	655	5 m					

RP DESCRIPTION: Lot 30 on SP309195

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





MOUNTAIN RIDGE ROAD 125 14.0 14.0 12.5 ^{o.} **424** 12.5 425 ຼະ ສິ**426** 300m² 300m² ອີ 420m² 2 **428** 2 420m² 22.0 ^{o.} **429** ^m375m² 430 ⁰ 431 420m² ^m375m² 432 420m² **43**3 10.0 655m² ROAD 5 - 15.5m WIDE 19.0 24.03 413 441m² 414 10.0 10.0 420m2 8 30.0 10.0 412 300m² 449 ଚ୍ଚି **450** 300m² (300m² (300m²) 300m² (300m²) [♀] 441m² 30.0 14 n` 436 411 441m² 300m² 30.0 WIDE 15.0 10.0 410 (10.0)**408** (30.0) 10.0 300m² 15.0 420m28 448 30.0 (30.0) 420m² Om 437 WIDE 30.0 420m² 409 40 441m² 30.0 447 375m² 0m 438 30.0 \sim 375m²/ 12.5 \square 15. 30 0 ROAL **446** 375m² **439** 375m² 30.0 S 24.0 2.5 ROAD 30.0 2.5 **445** 375m² 452 471m² **440** 375m² 30.0 30.0 444 30.0 300m² 451 441 300m² 420m² 30.0 **443** 420m² 442 333 375m² (30.0) 420m² (30.0) RP133387 332 `300m² **334** 441m² **335** 300m² **336** 300m² 331 **337** 300m² **338** 441m² 300m² 330 375m2 **329** 300m² 2 328 300m2 355 **356** 300m² 300m² 441m² 327 **340** 300m² 375m² 341_ 441m² 354

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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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



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

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 (Ha)	%					
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	m²					
Length of New Road 555 m							

RP DESCRIPTION: Lot 30 on SP309195

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES 30 40 50 60 10 20

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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



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
			T
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 (m ²)	373	m²	
Length of New Road		5 m	

RP DESCRIPTION: Lot 30 on SP309195

		SCALE @A	1 1:600 @A3	3 1:1200 - LEI	NGTHS ARE I	N METRES		
10	0	10	20	30	40	50	60	70

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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
(10)	Stage No.
	Q100

Potential Multiple Residential Allotment

DEVELOPMENT STATISTICS - Stage 6							
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area				
Vila 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				
	I						
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

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

30 40 50 60



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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) **____** 50m Centreline Waterway Buffer 100m Centreline Waterway Buffer 50m High Bank Offset Riparian Zone Linear Park Remnant Endangered Mapping Staging Boundary (10) Stage No. 4m wide Landscape Interface Buffer Potential Multiple Residential Allotment

Date:

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

DEVELOPMENT STATISTICS - Stage 7 RESIDENTIAL ALLOTMENTS Net Area No. Lots % 101.1.1 0 333 h 22 10/

Vila 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	
	1			
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 (m ²)	504 m ²			
Length of New Road	447			

RP DESCRIPTION: Lot 30 on SP309195

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES								
10	0	10	20	30	40	50	60	70

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STAGING PLAN - STAGE 8 & 8A





Date:

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

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN = 02/04/2024 = 9534 P 03 Rev Z - STG 08

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

LEGEND





650

651

539m²

652

436m²

653

701

— — Major Contour (1.0m interval)

- Minor Contour (0.25m interval)
- **————** 100m Centreline Waterway Buffer



____ Staging Boundary

Linear Park

Stage No.

Potential Multiple Residential Allotment

DEVELOPMENT STATISTICS - Stage 8

RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila 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	376 m²		
Length of New Road	534	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	240 m ²		
Length of New Road	123 m			

RP DESCRIPTION: Lot 30 on SP309195

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES 50 20 30 40 60 10





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



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NOTES

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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.

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

LEGEND

7.

700

742

700m²

741

768m²

740

700m²

739



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

No. Lots	%	Net Area	
11	23.9%	0.333 ha	
21	45.7%	0.799 ha	
4	8.7%	0.183 ha	
10	21.7%	0.741 ha	
46	100.0%	2.056 ha	
Area (Ha)	%		
2.626 ha			
2.056 ha	78.3%		
0.570 ha	21.7%		
2.626 ha	100.0%		
447	447 m ²		
363	363 m		
	 11 21 4 10 46 2.626 ha 2.056 ha 0.570 ha 2.626 ha 447 	11 23.9% 21 45.7% 4 8.7% 10 21.7% 46 100.0% 46 100.0% 2.626 ha % 2.056 ha 78.3% 0.570 ha 21.7% 2.626 ha 100.0%	

RP DESCRIPTION: Lot 30 on SP309195

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

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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 (10)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 Queensland Government 09 May 2024 Date:



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 (m ²)	400 m ²		

RP DESCRIPTION: Lot 30 on SP309195

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES									
10	0	10	20	30	40	50	60	70	

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