

OVERALL PROPOSAL 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
- Landscape Interface Buffer
- Access Easement (Drainage Channel Maintenance)
- 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

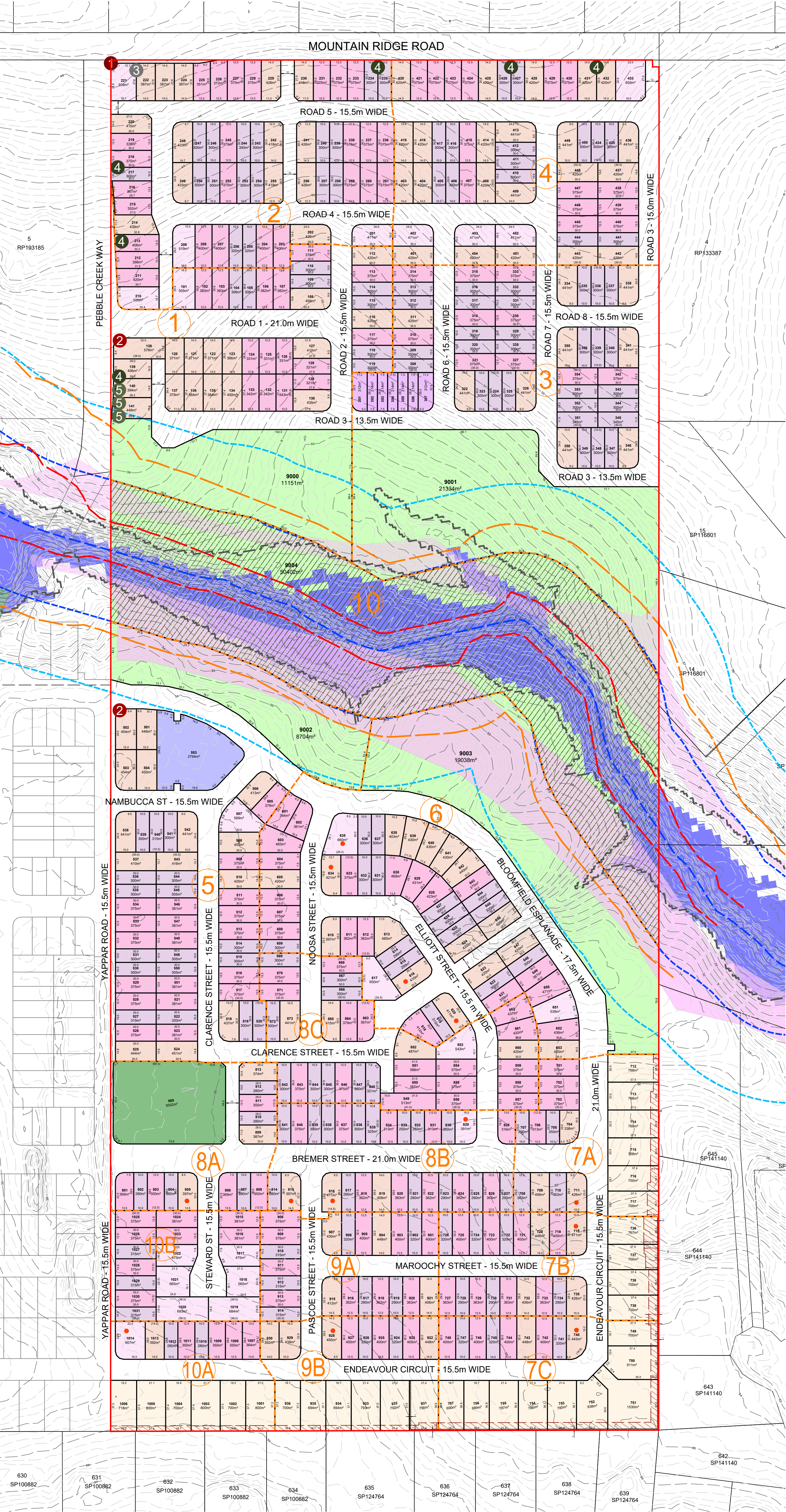
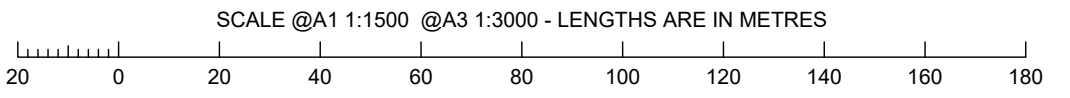
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/17
Date: 19 September 2024

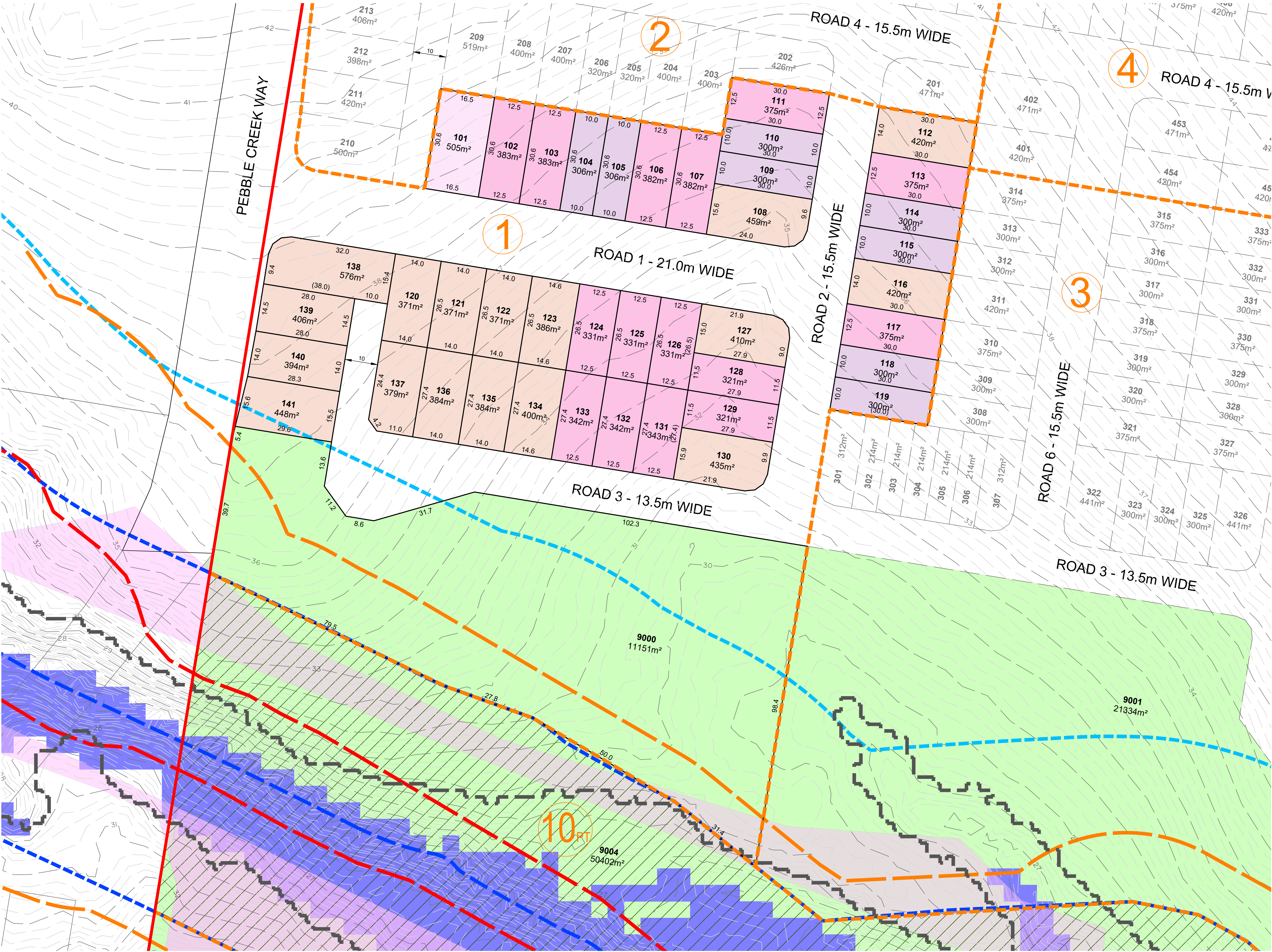


DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Terrace Lots	7	1.4%	0.169 ha
Villa Lots	154	30.0%	4.626 ha
Premium Villa Lots	179	34.9%	6.749 ha
Courtyard Lots	120	23.4%	5.079 ha
Premium Courtyard Lots	22	4.3%	1.201 ha
Interface Lots	31	6.0%	2.404 ha
Total Residential Allotments	513	100.0%	20.228 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	40.703 ha	—	
Net Residential Area (no roads)	20.228 ha	49.7%	
Neighbourhood Recreation Park	0.500 ha	1.2%	
Linear Park	11.062 ha	27.2%	
Road Areas	8.634 ha	21.2%	
Child Care Centre	0.279 ha	0.7%	
Total	40.703 ha	100.0%	
Average Lot Size (m²)	394 m²		
Length of New Road	4798 m		

RP DESCRIPTION: Lot 30 on SP309195



STAGING PLAN - STAGE 1



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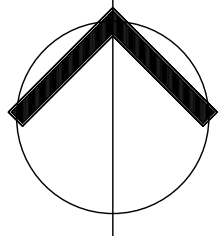
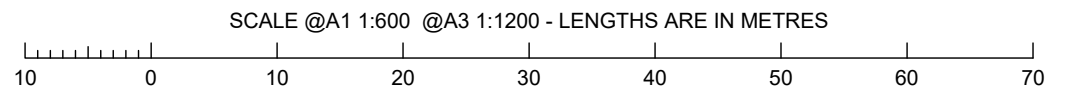
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

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 of Subject Site / Stage	Area (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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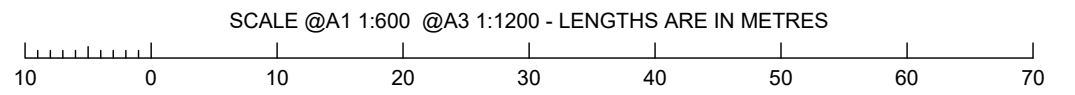
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

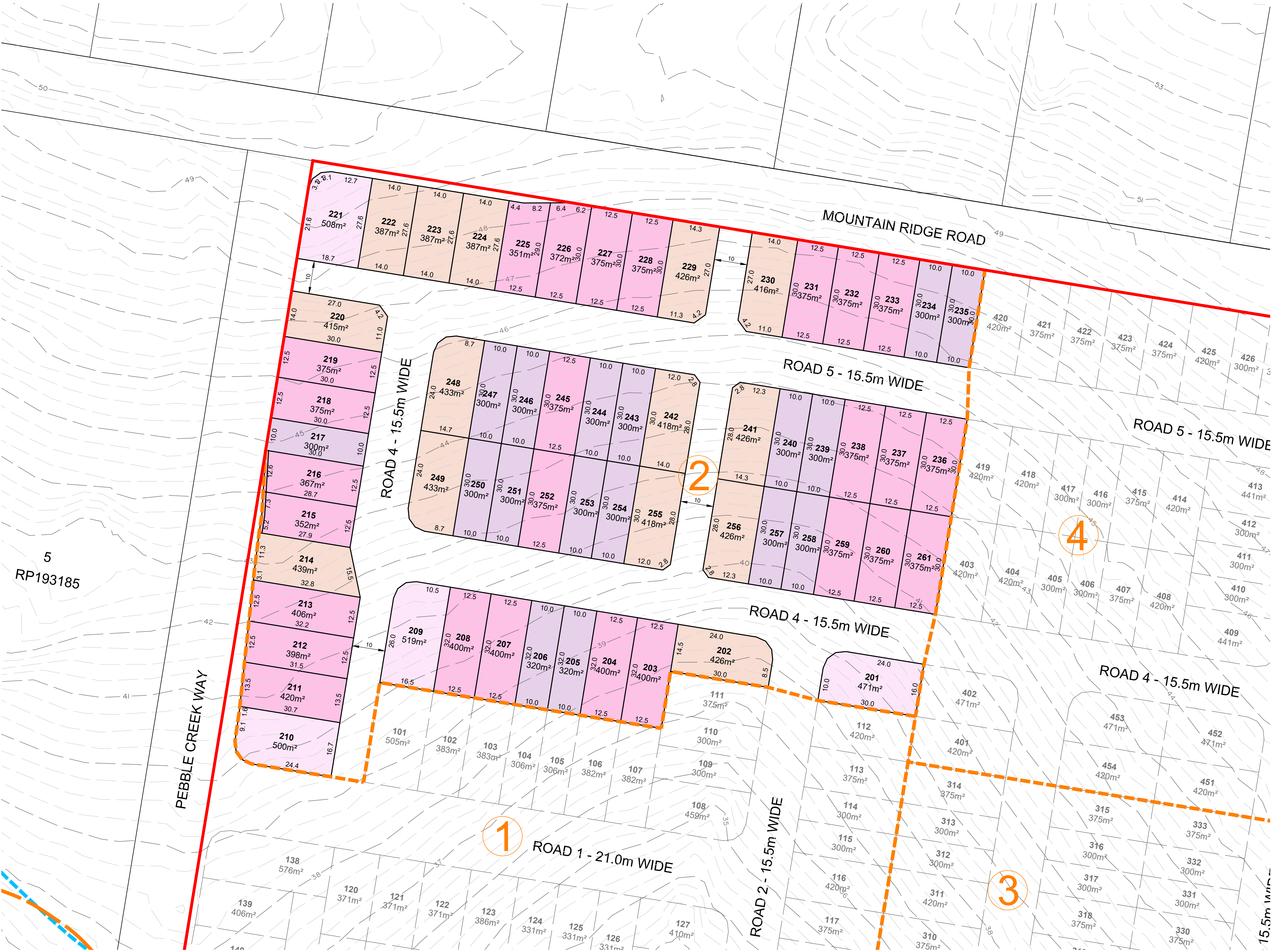
- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- Stage No.
- 100m Centreline Waterway Buffer
- 50m High Bank Offset

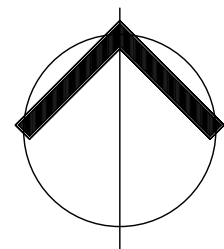

DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	17	27.9%	0.514 ha
Premium Villa Lots	26	42.6%	0.989 ha
Courtyard Lots	14	23.0%	0.584 ha
Premium Courtyard Lots	4	6.6%	0.200 ha
Total Residential Allotments	61	100.0%	2.287 ha
Land Budget			
Area of Subject Site / Stage	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 m		

RP DESCRIPTION: Lot 30 on SP309195



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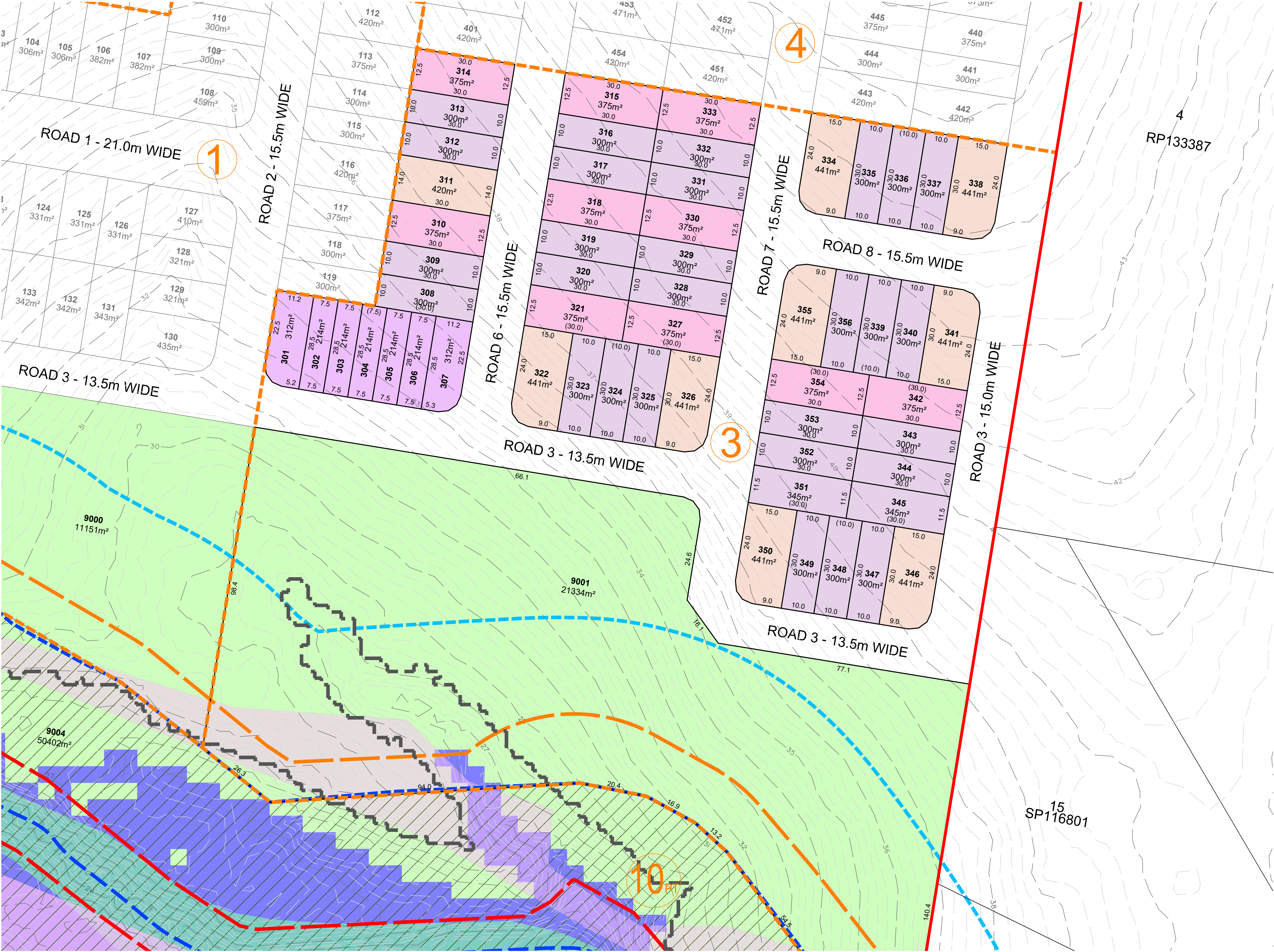
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STAGING PLAN - STAGE 3



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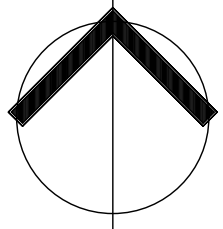
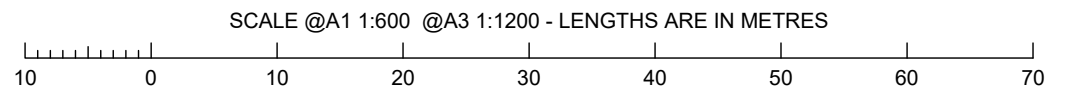
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

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

RP DESCRIPTION: Lot 30 on SP309195



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STAGING PLAN - STAGE 4

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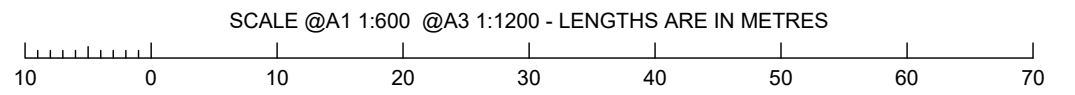
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS
HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

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

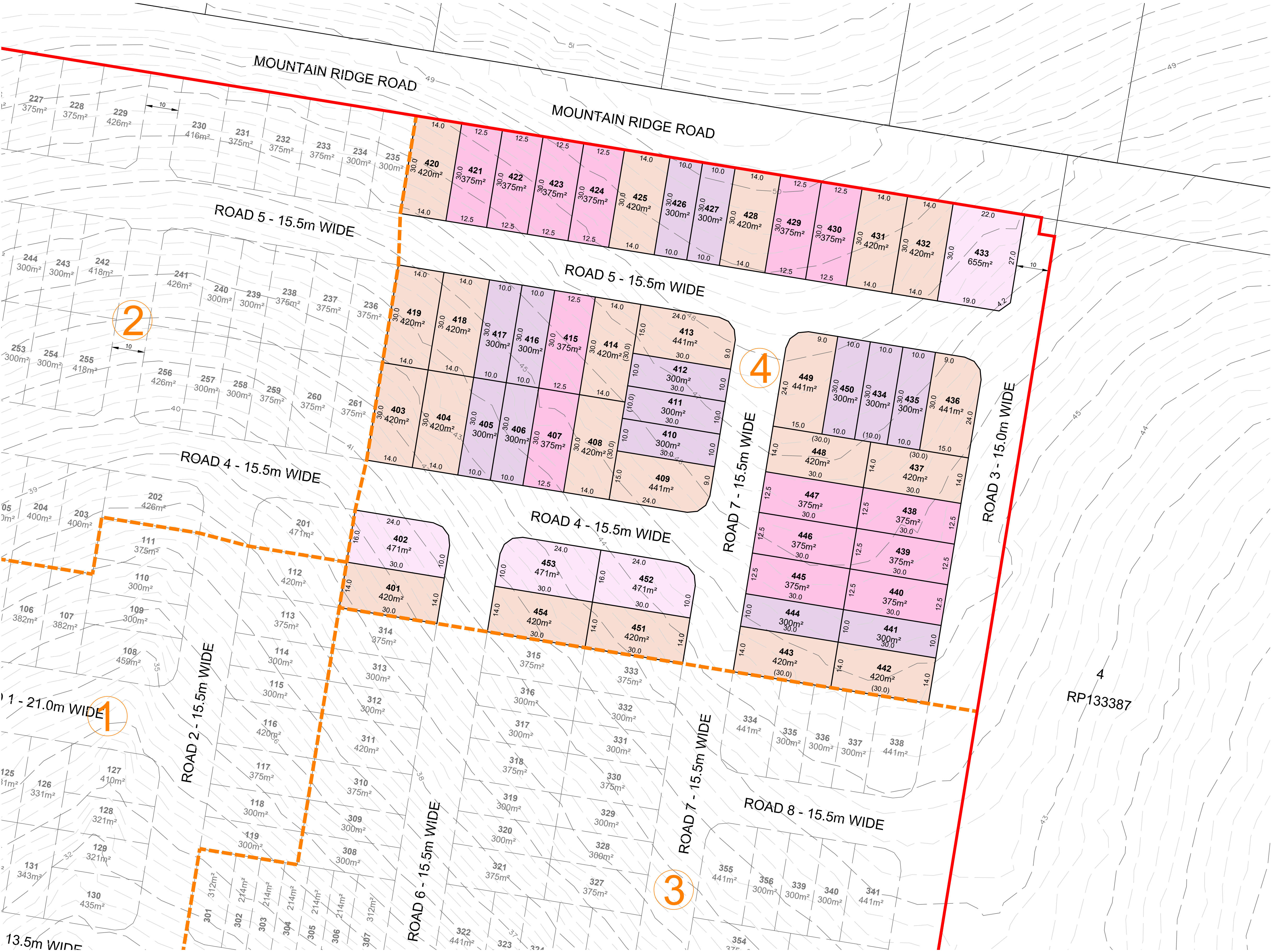
DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	14	25.9%	0.420 ha
Premium Villa Lots	14	25.9%	0.525 ha
Courtyard Lots	22	40.7%	0.933 ha
Premium Courtyard Lots	4	7.4%	0.207 ha
Total Residential Allotments	54	100.0%	2.085 ha
Land Budget			
Area of Subject Site / 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 (m²)	386 m²		
Length of New Road	555 m		

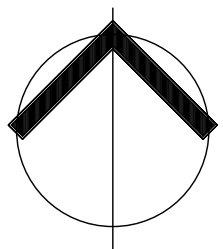

RP DESCRIPTION: Lot 30 on SP309195



DALEFORD PROPERTY PTY LTD


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





PLANS AND DOCUMENTS
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Date: 19 September 2024



STAGING PLAN - STAGE 5

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

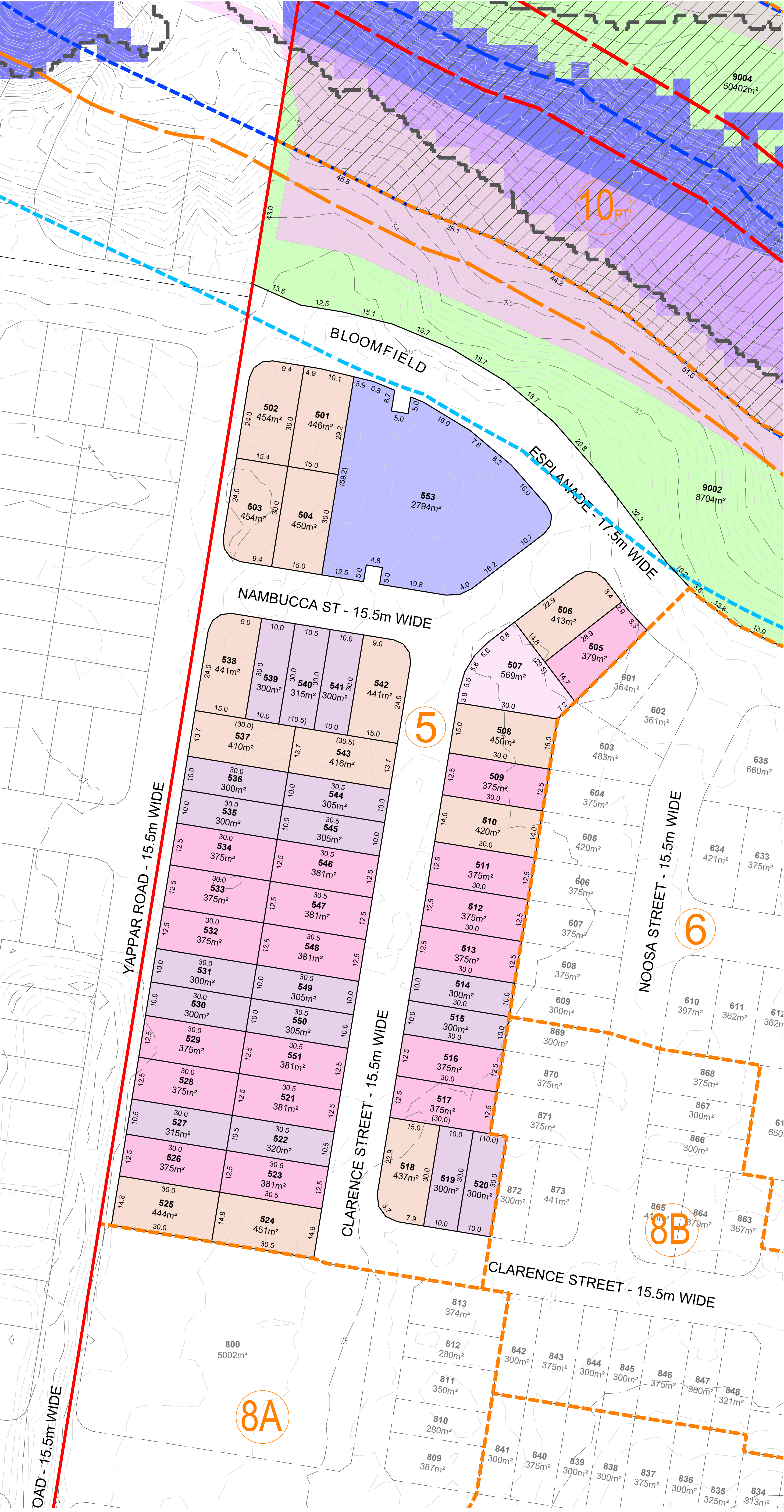
LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- 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	3.958 ha		
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

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

10 0 10 20 30 40 50 60 70

STAGING PLAN - STAGE 6

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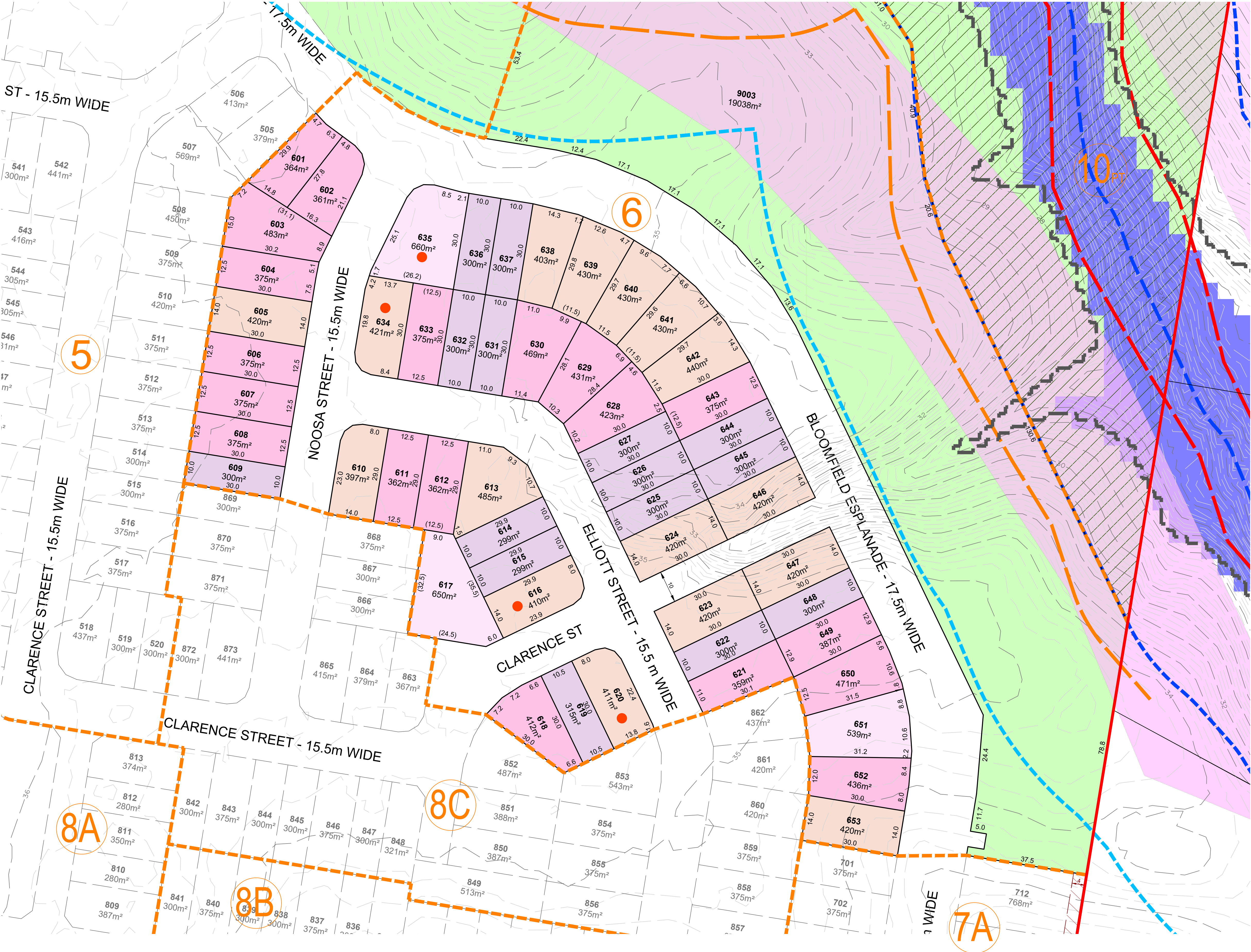
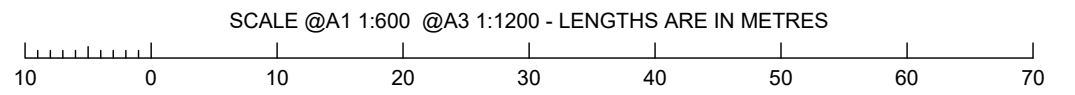
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HAVILL GROUP DATED 09/05/2023
CONTOURS: ELVIS - LIDAR

LEGEND

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- 100m Centreline Waterway Buffer
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- 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Access Easement (Drainage Channel Maintenance)
- 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 (m²)	391 m²		
Length of New Road	653 m		

RP DESCRIPTION: Lot 30 on SP309195



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DEVELOPMENT APPROVAL

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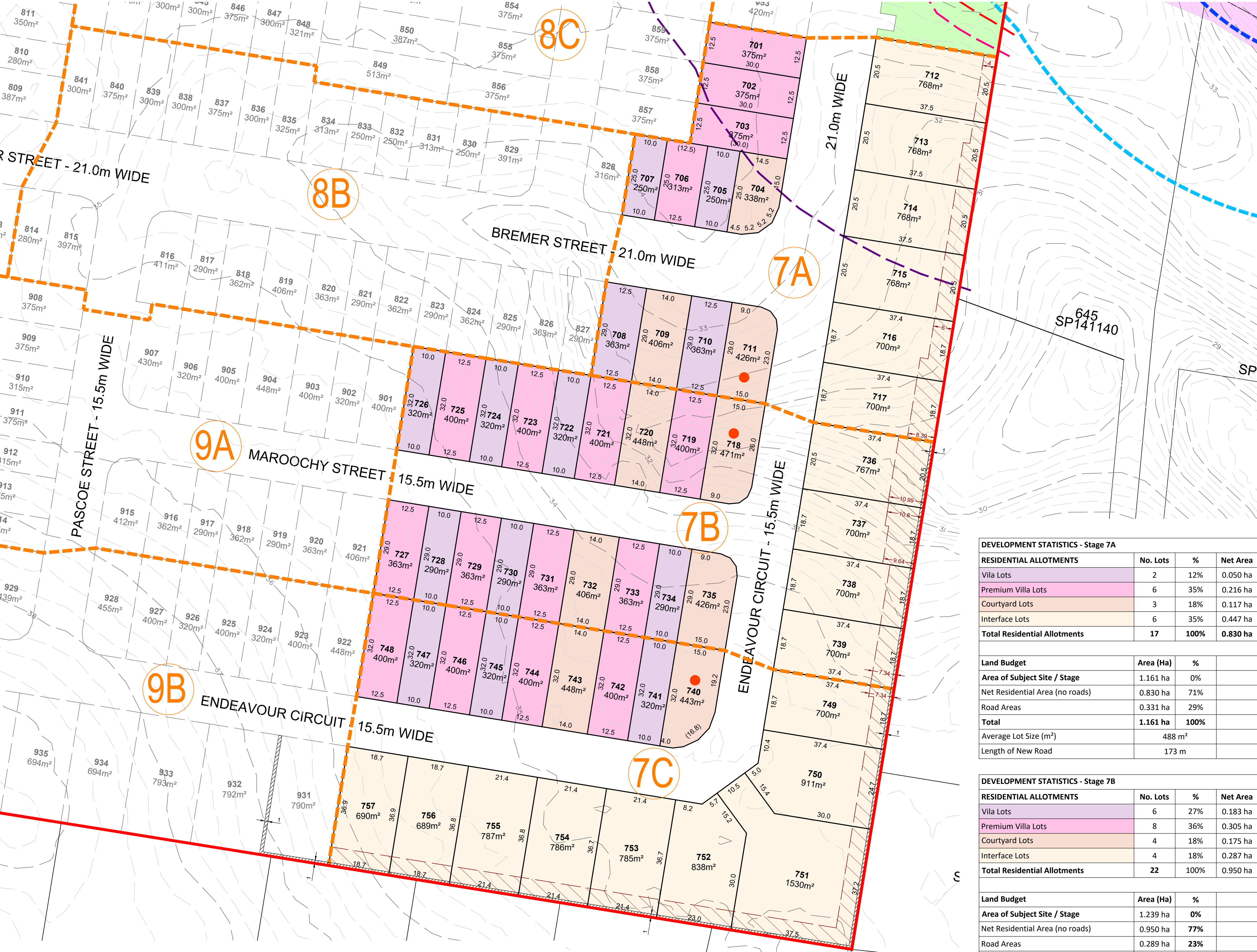
Date: 19 September 2024



MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 08/08/2024 9534 P 03 Rev AG-STG 06

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STAGING PLAN - STAGE 7A, 7B & 7C



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CONTOURS: ELVIS - LIDAR

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- Minor Contour (0.25m interval)
- Flagstone Creek Centreline
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- Remnant Endangered Mapping
- Landscape Interface Buffer
- Access Easement (Drainage Channel Maintenance)
- Staging Boundary
- Stage No.
- Q100
- Potential Multiple Residential Allotment

DEVELOPMENT STATISTICS - Stage 7A			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	2	12%	0.050 ha
Premium Villa Lots	6	35%	0.216 ha
Courtyard Lots	3	18%	0.117 ha
Interface Lots	6	35%	0.447 ha
Total Residential Allotments	17	100%	0.830 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.161 ha	0%
Net Residential Area (no roads)	0.830 ha	71%
Road Areas	0.331 ha	29%
Total	1.161 ha	100%
Average Lot Size (m ²)	488 m ²	
Length of New Road	173 m	

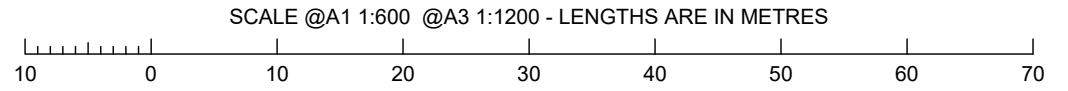
DEVELOPMENT STATISTICS - Stage 7B			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	6	27%	0.183 ha
Premium Villa Lots	8	36%	0.305 ha
Courtyard Lots	4	18%	0.175 ha
Interface Lots	4	18%	0.287 ha
Total Residential Allotments	22	100%	0.950 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.239 ha	0%
Net Residential Area (no roads)	0.950 ha	77%
Road Areas	0.289 ha	23%
Total	1.239 ha	100%
Average Lot Size (m ²)	432 m ²	
Length of New Road	193 m	

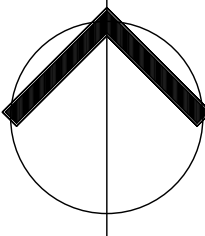
DEVELOPMENT STATISTICS - Stage 7C			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	3	17%	0.096 ha
Premium Villa Lots	4	22%	0.160 ha
Courtyard Lots	2	11%	0.089 ha
Interface Lots	9	50%	0.772 ha
Total Residential Allotments	18	100%	1.117 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.349 ha	0%
Net Residential Area (no roads)	1.117 ha	83%
Road Areas	0.232 ha	17%
Total	1.349 ha	100%
Average Lot Size (m ²)	432 m ²	
Length of New Road	193 m	

RP DESCRIPTION: Lot 30 on SP309195



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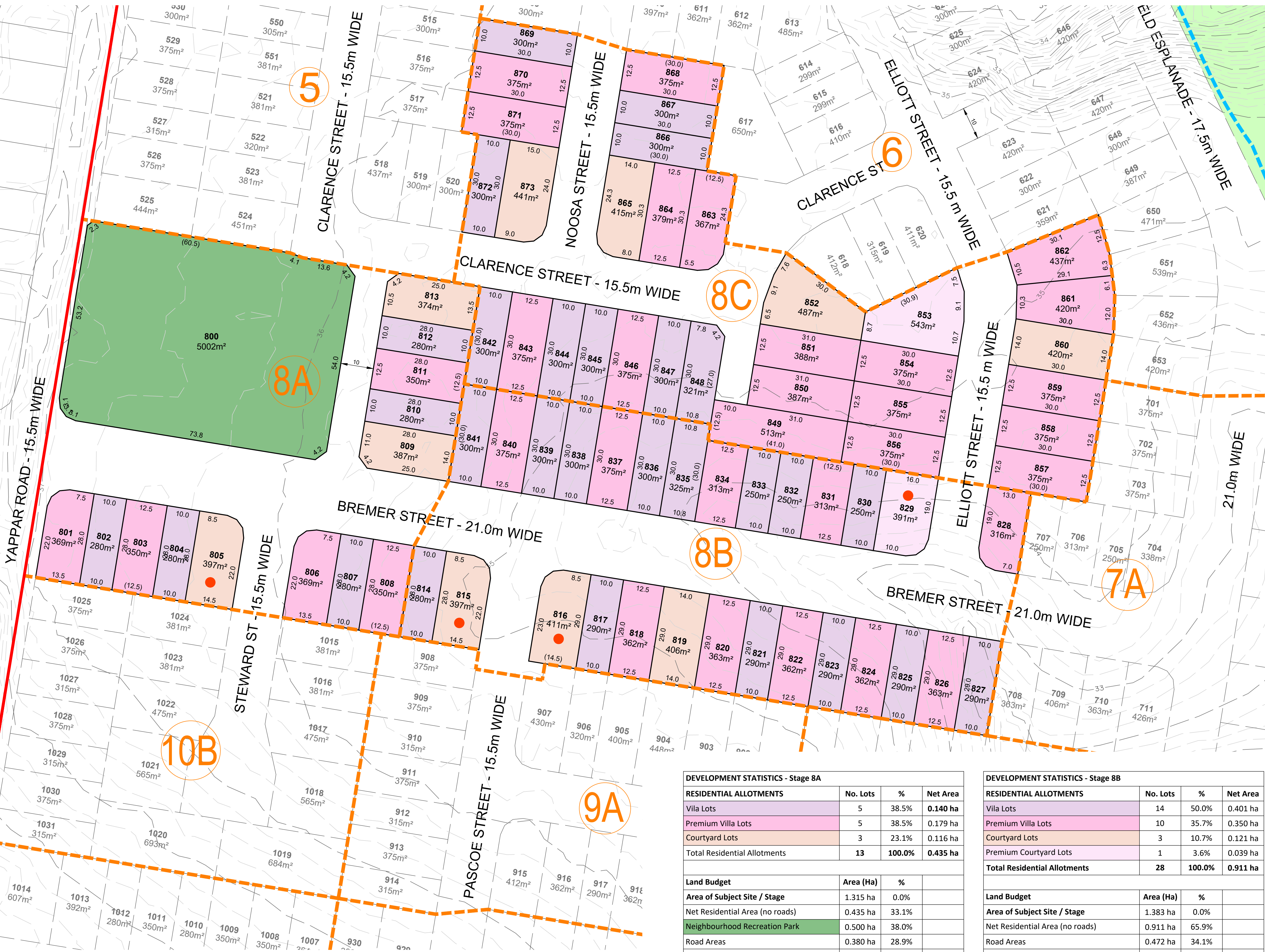


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/17
Date: 19 September 2024

Queensland
Government

STAGING PLAN - STAGE 8A, 8B & 8C



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)
- 100m Centreline Waterway Buffer
- Linear Park
- Staging Boundary
- Stage No.
- Potential Multiple Residential Allotment

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/17
Date: 19 September 2024

DEVELOPMENT STATISTICS - Stage 8C			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	9	28.1%	0.272 ha
Premium Villa Lots	18	56.3%	0.702 ha
Courtyard Lots	4	12.5%	0.176 ha
Premium Courtyard Lots	1	3.1%	0.054 ha
Total Residential Allotments	32	100.0%	1.204 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.598 ha	0.0%
Net Residential Area (no roads)	1.204 ha	75.3%
Road Areas	0.394 ha	24.7%
Total	1.598 ha	100.0%
Average Lot Size (m²)	376 m²	
Length of New Road	171 m	

DEVELOPMENT STATISTICS - Stage 8A			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	5	38.5%	0.140 ha
Premium Villa Lots	5	38.5%	0.179 ha
Courtyard Lots	3	23.1%	0.116 ha
Total Residential Allotments	13	100.0%	0.435 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.315 ha	0.0%
Net Residential Area (no roads)	0.435 ha	33.1%
Neighbourhood Recreation Park	0.500 ha	38.0%
Road Areas	0.380 ha	28.9%
Total	1.315 ha	100.0%
Average Lot Size (m²)	335 m²	
Length of New Road	162 m	

DEVELOPMENT STATISTICS - Stage 8B			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	14	50.0%	0.401 ha
Premium Villa Lots	10	35.7%	0.350 ha
Courtyard Lots	3	10.7%	0.121 ha
Premium Courtyard Lots	1	3.6%	0.039 ha
Total Residential Allotments	28	100.0%	0.911 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.383 ha	0.0%
Net Residential Area (no roads)	0.911 ha	65.9%
Road Areas	0.472 ha	34.1%
Total	1.383 ha	100.0%
Average Lot Size (m²)	325 m²	
Length of New Road	258 m	

RP DESCRIPTION: Lot 30 on SP309195

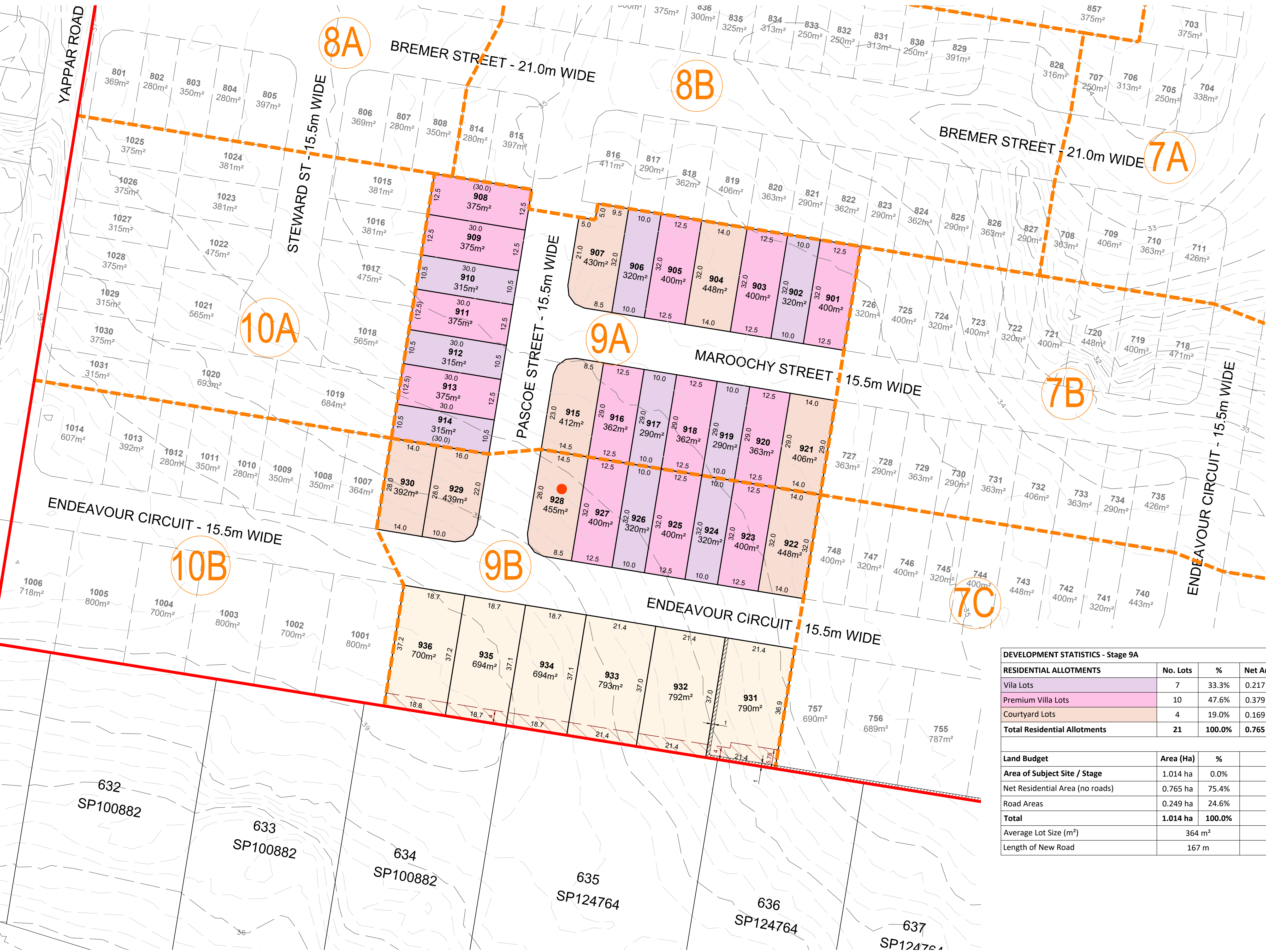
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STAGING PLAN - STAGE 9A & 9B



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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.
- Landscape Interface Buffer
- Access Easement (Drainage Channel Maintenance)
- Potential Multiple Residential Allotment

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

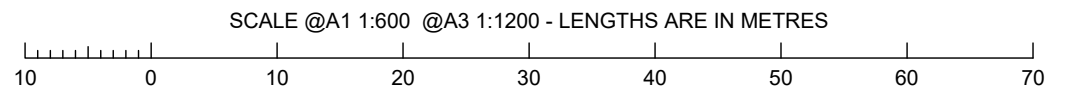
Approval no: DEV2019/1013/17
Date: 19 September 2024



DEVELOPMENT STATISTICS - Stage 9A			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	7	33.3%	0.217 ha
Premium Villa Lots	10	47.6%	0.379 ha
Courtyard Lots	4	19.0%	0.169 ha
Total Residential Allotments	21	100.0%	0.765 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	1.014 ha	0.0%	
Net Residential Area (no roads)	0.765 ha	75.4%	
Road Areas	0.249 ha	24.6%	
Total	1.014 ha	100.0%	
Average Lot Size (m ²)	364 m ²		
Length of New Road	167 m		

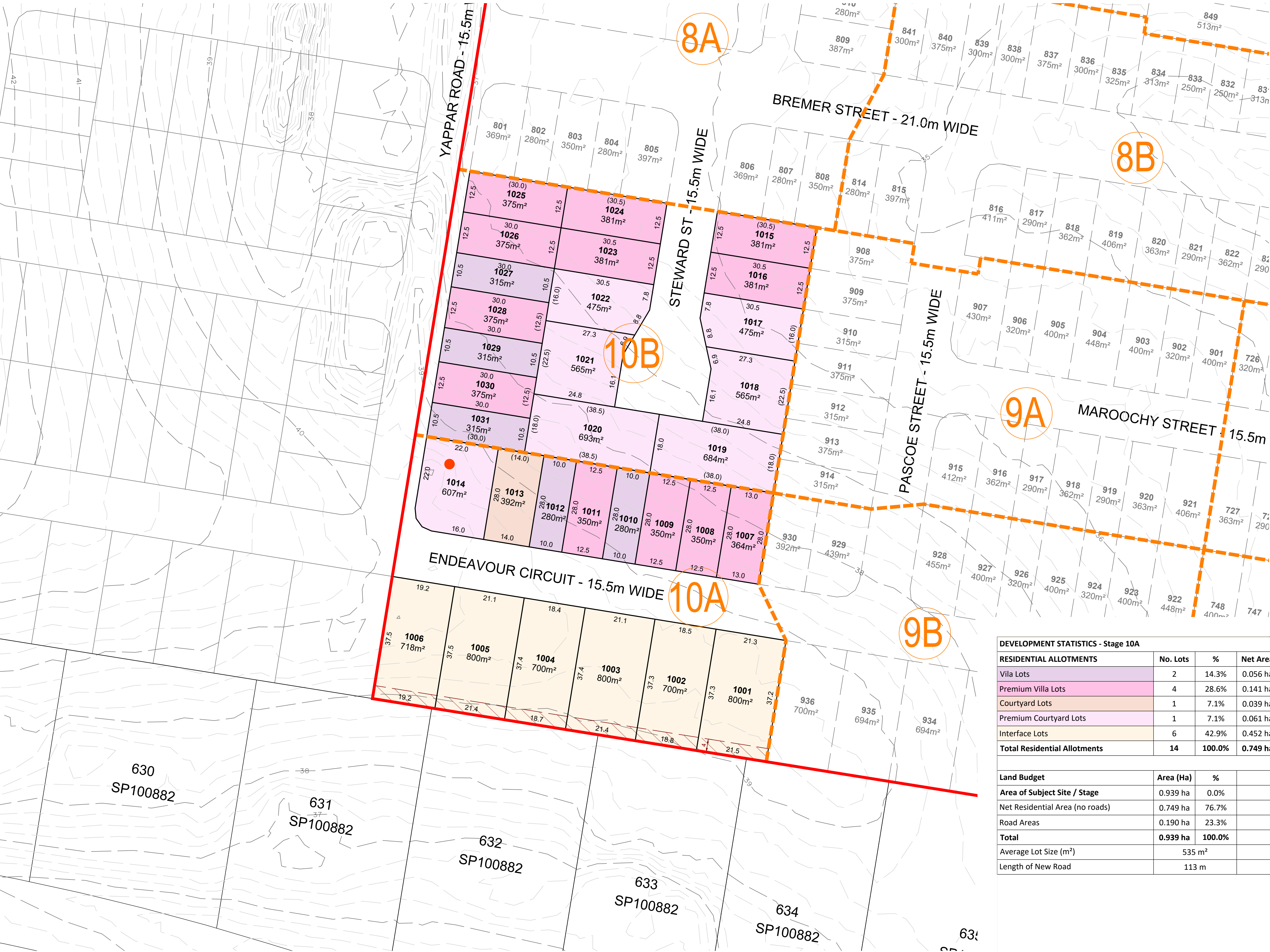
DEVELOPMENT STATISTICS - Stage 9B			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila Lots	2	13.3%	0.064 ha
Premium Villa Lots	3	20.0%	0.120 ha
Courtyard Lots	4	26.7%	0.173 ha
Interface Lots	6	40.0%	0.446 ha
Total Residential Allotments	15	100.0%	0.803 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	1.047 ha	0.0%	
Net Residential Area (no roads)	0.803 ha	76.7%	
Road Areas	0.244 ha	23.3%	
Total	1.047 ha	100.0%	
Average Lot Size (m ²)	535 m ²		
Length of New Road	163 m		

RP DESCRIPTION: Lot 30 on SP309195



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STAGING PLAN - STAGE 10A & 10B



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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.
- Landscape Interface Buffer
- Potential Multiple Residential Allotment

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/17

Date: 19 September 2024

DEVELOPMENT STATISTICS - Stage 10A			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	2	14.3%	0.056 ha
Premium Villa Lots	4	28.6%	0.141 ha
Courtyard Lots	1	7.1%	0.039 ha
Premium Courtyard Lots	1	7.1%	0.061 ha
Interface Lots	6	42.9%	0.452 ha
Total Residential Allotments	14	100.0%	0.749 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	0.939 ha	0.0%
Net Residential Area (no roads)	0.749 ha	76.7%
Road Areas	0.190 ha	23.3%
Total	0.939 ha	100.0%
Average Lot Size (m²)	535 m²	
Length of New Road	113 m	

DEVELOPMENT STATISTICS - Stage 10B			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	3	17.6%	0.095 ha
Premium Villa Lots	8	47.1%	0.302 ha
Premium Courtyard Lots	6	35.3%	0.347 ha
Total Residential Allotments	17	100.0%	0.744 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	0.896 ha	0.0%
Net Residential Area (no roads)		
Road Areas	0.152 ha	17.0%
Total	0.896 ha	100.0%
Average Lot Size (m²)	438 m²	
Length of New Road	50 m	

RP DESCRIPTION: Lot 30 on SP309195

