OVERALL PROPOSAL 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
Landscape Interface Buffer



DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Terrace Lots	7	1.4%	0.169 ha
Vila 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 (m ²)	394	m²	
Length of New Road	479	8 m	

RP DESCRIPTION: Lot 30 on SP309195

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

DALEFORD PROPERTY PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN = 08/08/2024 = 9534 P 03 Rev AG-PRO 01





W W W PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2019/1013/17 19 September 2024 Date:



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NOTES

47

45

420r

333

375m2

332

`300m²

331

330

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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
10	Stage No.

____ Q100

DEVELOPMENT STATISTICS - Stage 1 Net Area **RESIDENTIAL ALLOTMENTS** 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% 0.850 ha 24.4% **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

DALEFORD PROPERTY PTY LTD



MOUNTAIN RIDGE ROAD 12.5 12.5 14.3 12.5 227 375m2 12.5 228 12.5 229 10.0 375m2සි 10.0 426m² 230 2375m² 416m² · 232 233 ⁵375m² ຕີ**234** 300m² ອີ້**235** 300mອີ 12.5 ⁷⁷375m² **420** 420m² 11.0 421 422 375m2 12.5 375m² 423 12.5 424 375m2 425 12.5 375m² 10.0 ROAD 5 - 15.5m WIDE 420m2 10.0 چ 12.0 ک 12.3 10.0 10.0 ର୍ଚ୍ଚ 244 12.5 ୍ଟି **243** 300m² ^ଙ 418m² ଚ୍ଛି ROAD 5 - 15.5m WIDE 12.5 300m² 12.5 <u>o</u> 241 [∞] 426m² ຕິ 240 -0. **238** 7375m² ື່ 239 300m² ⁹. **237** ⁹375m² 10.0 2 236 300m² 10.0 419 ⁵375m²ຕີ 418 14.3 420m2 10.0 420m² 417 416 10.0 415 12.5 1 375m2 414 12.5 300m2 ື່ **254** 420m² 12.5 255 300m2 418m2 a _{ଝ୍} 256 ື່ **257** ອີ້ **258** ອີ**259** 300m² 300m² ອີ375m² 426m² 4 ⁰. **260** ⁰375m² 10.0 12.0 **403** 420m² F.Ø 12.3 404 **405** 300m² 420m² 10.0 406 **407** 375m² 300m21 12.5 **408** 420m² 12.5 -ROAD 4 - 15.5m WIDE 12.5 12.5 24.0 441m² 202 °; **204** ™400m² 426m² ROAD 4 - 15.5m WIDE 24.0 °. **203** ™400m² 30.0 201 $471m^{2}$ 402 111 471m² 37.5m2 30.0 12.5 453 471m² 12.5 112 110 452 420m² 300m2 401 47.1m² 420m² **106** 382m² 109-454 113 107 -300m2 420m² 375m² 382m2 451 314 420m² 375m2 WIDE **108** 459m² 114 315 300m2 375m² 313 333/ 300m2 375m² 15.5m 115 ROAD 1 - 21.0m WIDE 376 300m² 312 300m2 332 300m2 300m2 116 317 **`**1 420p22 300m² N 311 331 ROAD 420m² 300m² 318 117 **127** 41,0m² 375m2 375m2 **330** 375m² 126 310 375m2

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

LEGEND



426

300m2

413

441m2

412

300m2

411

300m²

410

300m²

409

15.5n

Site Boundary

- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- **---** 100m Centreline Waterway Buffer
- **—** 50m High Bank Offset



RP DESCRIPTION: Lot 30 on SP309195

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

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





PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2019/1013/17 Queensland Government 19 September 2024 Date:

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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.
Ŭ	0100

____ 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) m²	
Length of New Road	65	5 m	

RP DESCRIPTION: Lot 30 on SP309195

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

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







MOUNTAIN RIDGE ROAD 12.5 14.0 14.0 12.5 ^{••} **424** 12.5 425 ອີ້**426** 300m² 300m² ອີ 420m² ^{2;} **428** ² 420m² 22.0 ^o. **429** ^o375m² 430 2 **431** 420m² ^m375m² 432 420m² **43**3 ROAD 5 - 15.5m WIDE 655m² 12.5 19.0 24.0 413 441m² 414 10.0 10.0 420m2 8 30.0 10.0 412 449 300m² [♀] 441m² ଚ୍ଚି **450** 300m² 300m² ରି **435** 300m² 300m² WIDE 30.0 14 n 436 411 441m² 300m² WIDE 30.0 15.0 Om 10.0 410 (10.0)**408** (30.0) 10.0 300m² 5 420m28 448 30.0 5m (30.0) 420m² 437 30.0 \mathfrak{S} 420m² 5 409 ROAD + 441m² 30.0 447 375m² N ROAD 4 - 15.5m WIDE 438 30.0 AD AD 375m²/ 30 0 RO, 446 375m² 439 30.0 375m² 24.0 30.0 445 452 375m² 471m² 440 30.0 375m² 30.0 444 30.0 300m² 451 441 420m² 300m² 30.0 443 420m² 333 375m² 442 (30.0) 420m² (30.0) RP133387 332 `300m² WIDE **334** 441m² **335** 300m² 336 331 **338** 441m² 337 300m² 300m² 300m² 5m 330 15. 375m2 ROAD 8 - 15.5m WIDE \sim 329 ROAD 300m2 328 300m2 355 441m² **356** 300m² **327** 375m² 339 **340** 300m² 341_ 300m² 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

_____ **____** Staging Boundary

Site Boundary

Major Contour (1.0m interval)

Minor Contour (0.25m interval)



DEVELOPMENT STATISTICS - Stage 4 RESIDENTIAL ALLOTMENTS No. Lots Net Area % 14 25.9% 0.420 ha Vila Lots **Premium Villa Lots** 14 25.9% 0.525 ha Courtyard Lots 22 0.933 ha 40.7% 0.207 ha **Premium Courtyard Lots** 7.4% 4 **Total Residential Allotments** 54 100.0% 2.085 ha Area (Ha) Land Budget % Area of Subject Site / Stage 2.954 ha — Net Residential Area (no roads) 70.6% 2.085 ha 29.4% 0.869 ha Road Areas 2.954 ha 100.0% Total Average Lot Size (m²) 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 50 60 40

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Approx High Bank - Derived from Slope analysis utilising lidar data

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 (m ²)	373	m²	
Length of New Road	485	5 m	

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN Ø 08/08/2024 Ø 9534 P 03 Rev AG-STG 05



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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
	Access Easement (Drainage Channel Maintenance)
	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
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	m²	
Length of New Road	653	3 m	

RP DESCRIPTION: Lot 30 on SP309195

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

DALEFORD PROPERTY PTY LTD

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

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



420m2 859 375m2 701 375m² 30.0 858 WIDE 712 375m2 768m² 702 375m² 30.0 37.5 857 21.0m 375m² 703 875m² 713 10.0 (12.5) 768m² 10.0 14.5 828 316m **706** Si 707 ∾313m² o 704 250m ¹2705 ∛ 338m² 250m² 714 10.0 768m² 37.5 715 768m² 12.5 12.5 9.0 / 37.4 ຂັ **708** 363m² 33-709 716 ⁰₆ 710 ^N 406m² 700m² 711 ^{~363}m² 426m² 12.5 37.4 14.0 12.5 -12.5 14.0 15.0 717 12.5 700m² 15.0 ର୍ଚ୍ଚ 721 2 **720** 448m² 719 37.4 400m² 718 ⁵400m² 471m² 736 Ш 767m² ND 12.5 12.5 5m 37.4 737 15. 700m² 14.0 -**DEVELOPMENT STATISTICS - Stage 7A** 12.5 10.0 CIRCUIT 37.4 738 ∛ **733** 363m² 700m² ວ. **735** ຈາກ 426m² ຄູ່ ^ನೆ **734** 290m² ENDEAVOUR (37.4 12.5 10.0 12.5 15.0 739 10.0 15.0 700m² 37.4 ିନ ଅନି 742 37.4 **740** ^{ର୍ଲ} **741** ରୁ **740** 320m² 443m² 400m² 749 700m² 12.5 37.4 **750** 911m² 21.4 8.2 30.0 753 752 785m² 838m² **751** 1530m² S

Queensland Government YJJ

RESIDENTIAL ALLOTMENTS No. Lots % Net Area 0.050 ha 12% Vila Lots 2 Premium Villa Lots 35% 0.216 ha 6 **Courtyard Lots** 18% 0.117 ha 3 nterface Lots 6 35% 0.447 ha 17 Total Residential Allotments 100% 0.830 ha

SP141140

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	m²
Length of New Road	173 m	

DEVELOPMENT STATISTICS - Stage 7B	5		
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Vila 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%	
Net Residential Area (no roads) Road Areas	0.950 ha 0.289 ha	77% 23%	
Road Areas	0.289 ha	23% 100%	

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN Ø 08/08/2024 Ø 9534 P 03 Rev AG-STG 07

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

RP DESCRIPTION: Lot 30 on SP309195

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	m²	
Length of New Road	193	3 m	

No. Lots

3

4

Net Area

0.096 ha

0.160 ha

%

17%

22%

DEVELOPMENT STATISTICS - Stage 7C

Potential Multiple Residential Allotment

(10)	Stage
	Q100

Vila Lots

Premium Villa Lots

____ Staging Boundary Stage No.

RESIDENTIAL ALLOTMENTS

Access Easement (Drainage Channel Maintenance)

Landscape Interface Buffer

Remnant Endangered Mapping

Linear Park

Riparian Zone

1 in 5 ARI

Approx High Bank - Derived from Slope analysis utilising lidar data 50m High Bank Offset

____ 100m Centreline Waterway Buffer

50m Centreline Waterway Buffer

– – – Flagstone Creek Centreline

Minor Contour (0.25m interval) ____

Major Contour (1.0m interval)

Site Boundary

LEGEND

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

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SP

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





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 (m ²)	335	m²	
Length of New Road	162	9 m	

DEVELOPMENT STATISTICS - Stage 8B		
RESIDENTIAL ALLOTMENTS	No. Lots	%
Vila Lots	14	50.0%
Premium Villa Lots	10	35.7%
Courtyard Lots	3	10.7%
Premium Courtyard Lots	1	3.6%
Total Residential Allotments	28	100.0%
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 (m ²)	325 m²	
Length of New Road	258 m	

Net Area

0.401 ha

0.350 ha

0.121 ha

0.039 ha

0.911 ha

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

30

40

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RP DESCRIPTION: Lot	30 on SP309195
SCALE @A1 1:600 @A3 1:1200) - LENGTHS ARE IN METRES

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 (m ²)	376	m²	
Length of New Road	17:	lm	
	•		•

RP DESCRIPTION:	Lot 30 on SP309195
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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 (m ²)	376	m²	
Length of New Road	171	l m	

____ Staging Boundary (10)Stage No. PLANS AND DOCUMENTS referred to in the PDA

____ 100m Centreline Waterway Buffer





No. Lots

Net Area

%

DEVELOPMENT STATISTICS - Stage 8C

RESIDENTIAL ALLOTMENTS

Date:



invalid and not suitable for use.



Site Boundary

Linear Park

CONTOURS: ELVIS - LIDAR

PROJECTION: SURVEY COORDINATES

NOT TO BE USED FOR ENGINEERING DESIGN

OR CONSTRUCTION

This plan was prepared as a provisional layout to accompany a development application.

Property dimensions, areas, numbers of lots and contours and other physical features

survey. These may need verification if the development application is approved and

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SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS

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comply with development approval conditions.

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HAVILL GROUP DATED 09/05/2023

NOTES

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STAGING PLAN - STAGE 9A & 9B





MOUNTAIN RIDGE ROAD, SOUTH MACLEAN = 08/08/2024 = 9534 P 03 Rev AG-STG 09

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20 30 40 50

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

RP DESCRIPTION: Lot 30 on SP309195

%	Net Area
3.3%	0.217 ha
7.6%	0.379 ha
9.0%	0.169 ha
00.0%	0.765 ha
%	
0.0%	
'5.4%	
4.6%	
00.0%	

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	5 m²	
Length of New Road	163	3 m	

Queensland Government

%	Net Area
3.3%	0.217 ha
7.6%	0.379 ha
9.0%	0.169 ha
00.0%	0.765 ha
%	
0.0%	
5.4%	
4.6%	
4.070	
00.0%	

WIDE

E

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

19 September 2024

	Major Contour (1.0
	Minor Contour (0.2
	Staging Boundary
(10)	Stage No.

Date:

LEGEND

NOTES

Site Boundary

invalid and not suitable for use.

Major Contour (1.0m interval)

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OR CONSTRUCTION

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Property dimensions, areas, numbers of lots and contours and other physical features

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SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS

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- Minor Contour (0.25m interval)



PROJECTION: SURVEY COORDINATES

HAVILL GROUP DATED 09/05/2023

CONTOURS: ELVIS - LIDAR

STAGING PLAN - STAGE 10A & 10B







NOTES

83[,]

822

82

290

726

320m2

727

363m²

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

LEGEND



Major Contour (1.0m interval)

Minor Contour (0.25m interval)



Landscape Interface Buffer Potential Multiple Residential Allotment

PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL** Approval no: DEV2019/1013/17



19 September 2024 Date:

7: 290

0	Net Area
3%	0.056 ha
6%	0.141 ha
.%	0.039 ha
.%	0.061 ha
9%	0.452 ha
.0%	0.749 ha

747

	L
6	
)%	
7%	
3%	
.0%	

DEVELOPMENT STATISTICS - Stage 10B					
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area		
Vila 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 (m ²)	438 m ²				
Length of New Road	50 m				

RP DESCRIPTION: Lot 30 on SP309195

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

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN = 08/08/2024 = 9534 P 03 Rev AG-STG 10