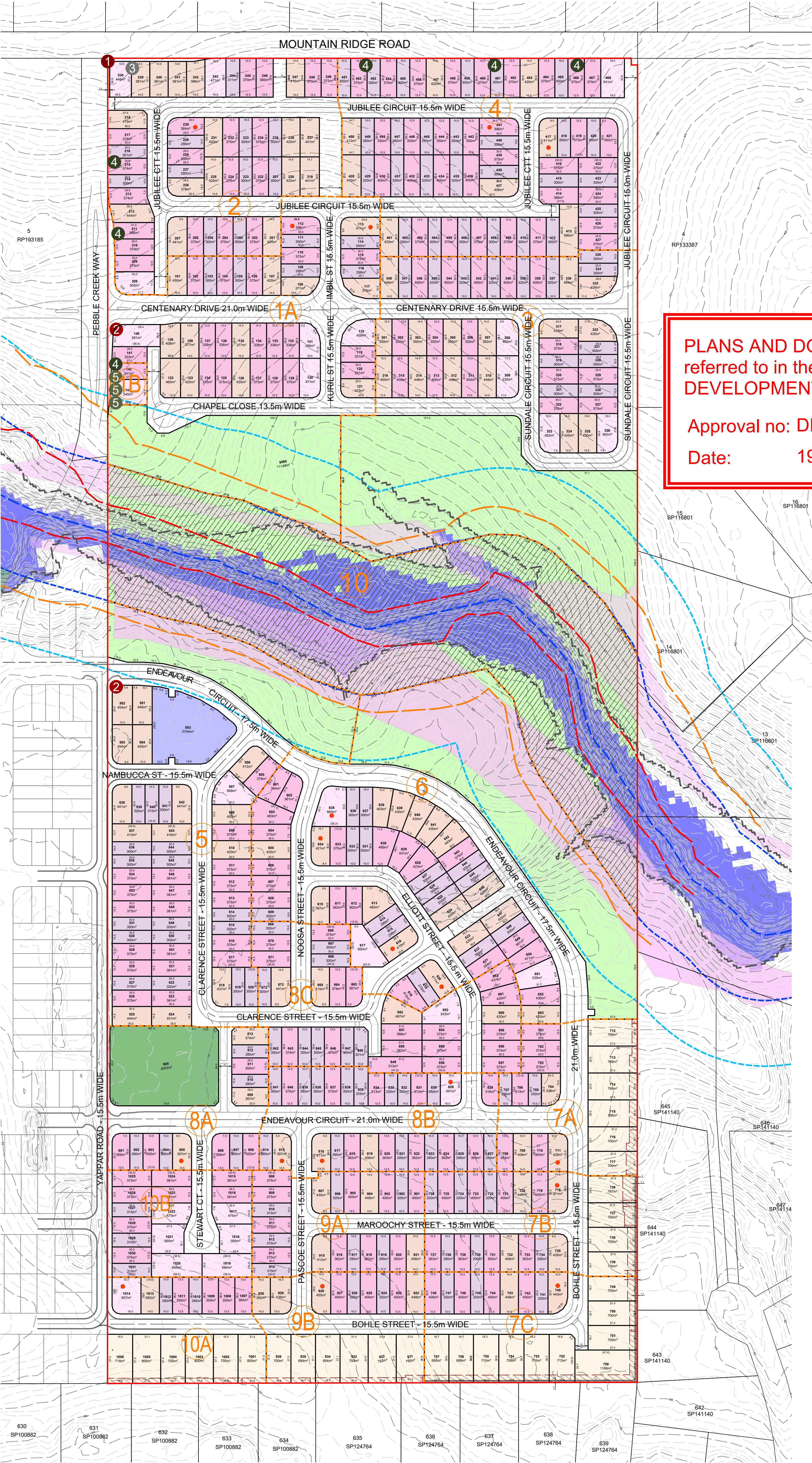


OVERALL PROPOSAL PLAN



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SOURCE
PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS HAVILL GROUP DATED 29/05/2025
CONTOURS: ELVIS - LIDAR

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/3189

Date: 19 January 2026



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

DEVELOPMENT STATISTICS

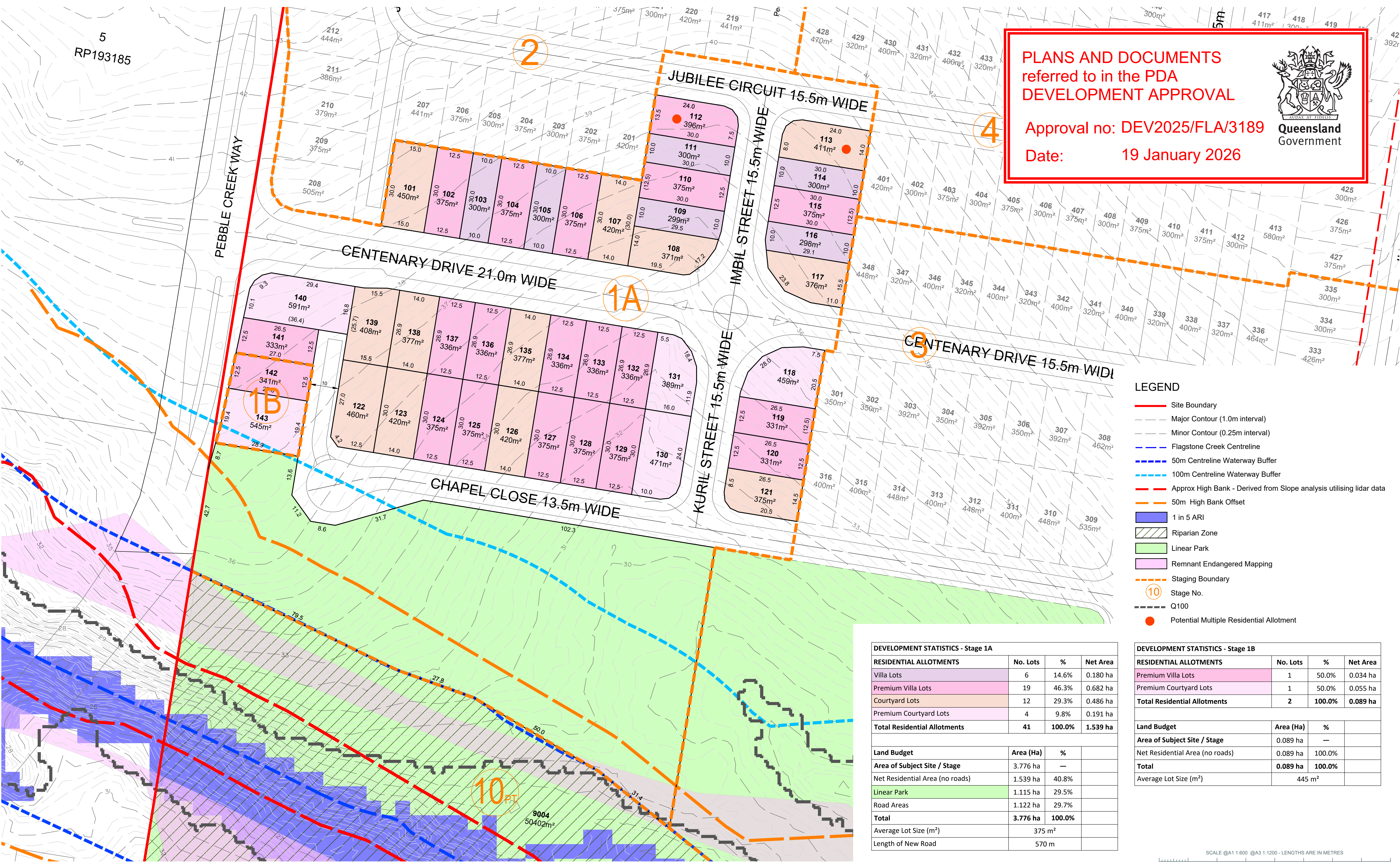
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	142	27.8%	4.261 ha
Premium Villa Lots	201	39.4%	7.574 ha
Courtyard Lots	109	21.4%	4.598 ha
Premium Courtyard Lots	26	5.1%	1.376 ha
Interface Lots	32	6.3%	2.380 ha
Total Residential Allotments	510	100.0%	20.189 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	40.703 ha	—
Net Residential Area (no roads)	20.189 ha	49.6%
Neighbourhood Recreation Park	0.500 ha	1.2%
Communal Open Space/Landscape Buffer	0.004 ha	0.0%
Linear Park	11.062 ha	27.2%
Road Areas	8.669 ha	21.3%
Childcare Centre	0.279 ha	0.7%
Total	40.703 ha	100.0%
Average Lot Size (m ²)	396 m ²	
Length of New Road	4675 m	

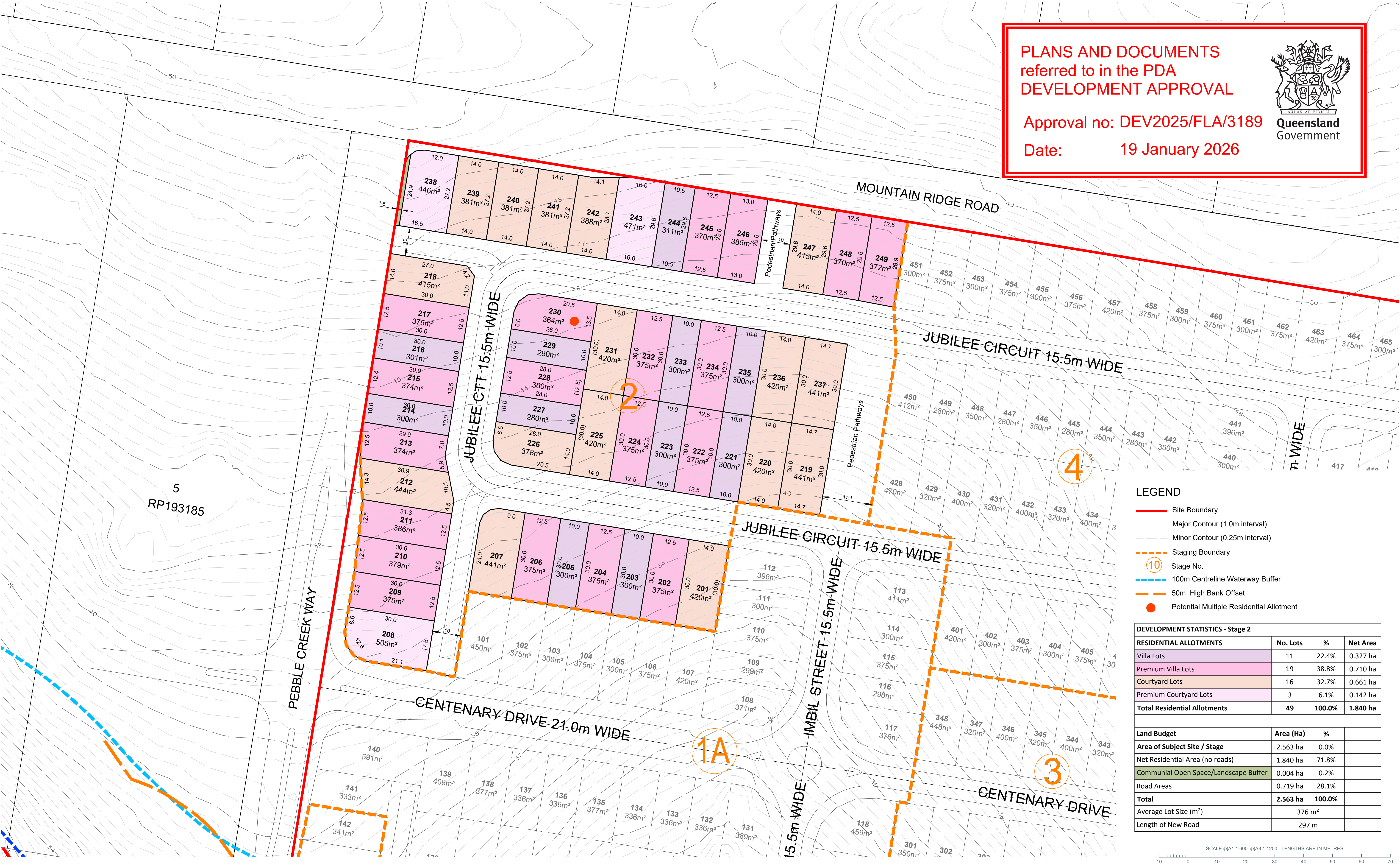
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STAGING PLAN - STAGE 1A & 1B



STAGING PLAN - STAGE 2



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/3189

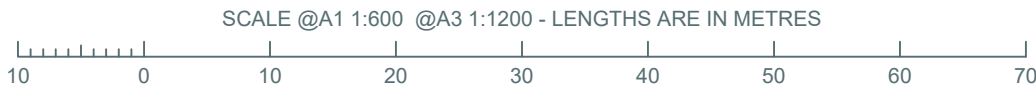
Date: 19 January 2026



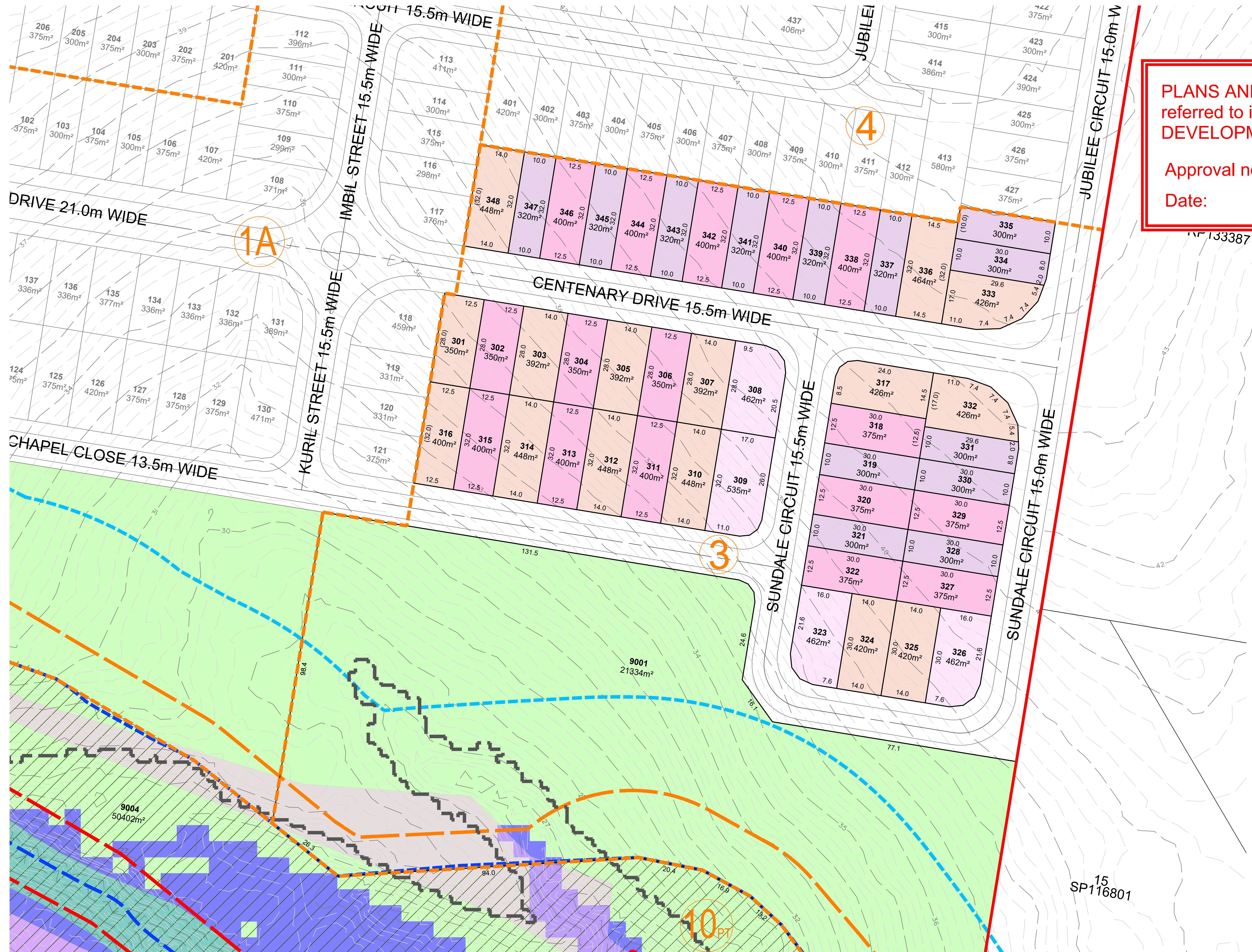
LEGEND

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

DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	11	22.4%	0.327 ha
Premium Villa Lots	19	38.8%	0.710 ha
Courtyard Lots	16	32.7%	0.661 ha
Premium Courtyard Lots	3	6.1%	0.142 ha
Total Residential Allotments	49	100.0%	1.840 ha
Land Budget			
Area of Subject Site / Stage	2.563 ha	0.0%	
Net Residential Area (no roads)	1.840 ha	71.8%	
Communal Open Space/Landscape Buffer	0.004 ha	0.2%	
Road Areas	0.719 ha	28.1%	
Total	2.563 ha	100.0%	
Average Lot Size (m²)	376 m²		
Length of New Road	297 m		



STAGING PLAN - STAGE 3



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/3189

Date: 19 January 2026



Queensland
Government

LEGEND

-
- 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
Villa Lots	13	27.1%	0.402 ha
Premium Villa Lots	16	33.3%	0.613 ha
Courtyard Lots	15	31.3%	0.630 ha
Premium Courtyard Lots	4	8.3%	0.192 ha
Total Residential Allotments	48	100.0%	1.837 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	4.919 ha	—	
Net Residential Area (no roads)	1.837 ha	37.3%	
Linear Park	2.133 ha	43.4%	
Road Areas	0.949 ha	19.3%	
Total	4.919 ha	100.0%	
Average Lot Size (m ²)	383 m ²		
Length of New Road	561 m		

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



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SOURCE

PROJECTION: SURVEY COORDINATES
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS HAVILL GROUP
DATED 29/05/2025
CONTOURS: ELVIS - LIDAR



| CLIENT

DALEFORD PROPERTY PTY LTD

SITE ADDRESS

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN

RP DESCRIPTION

Lot 30 on SP309195

DRAWN

KA

DATE _____

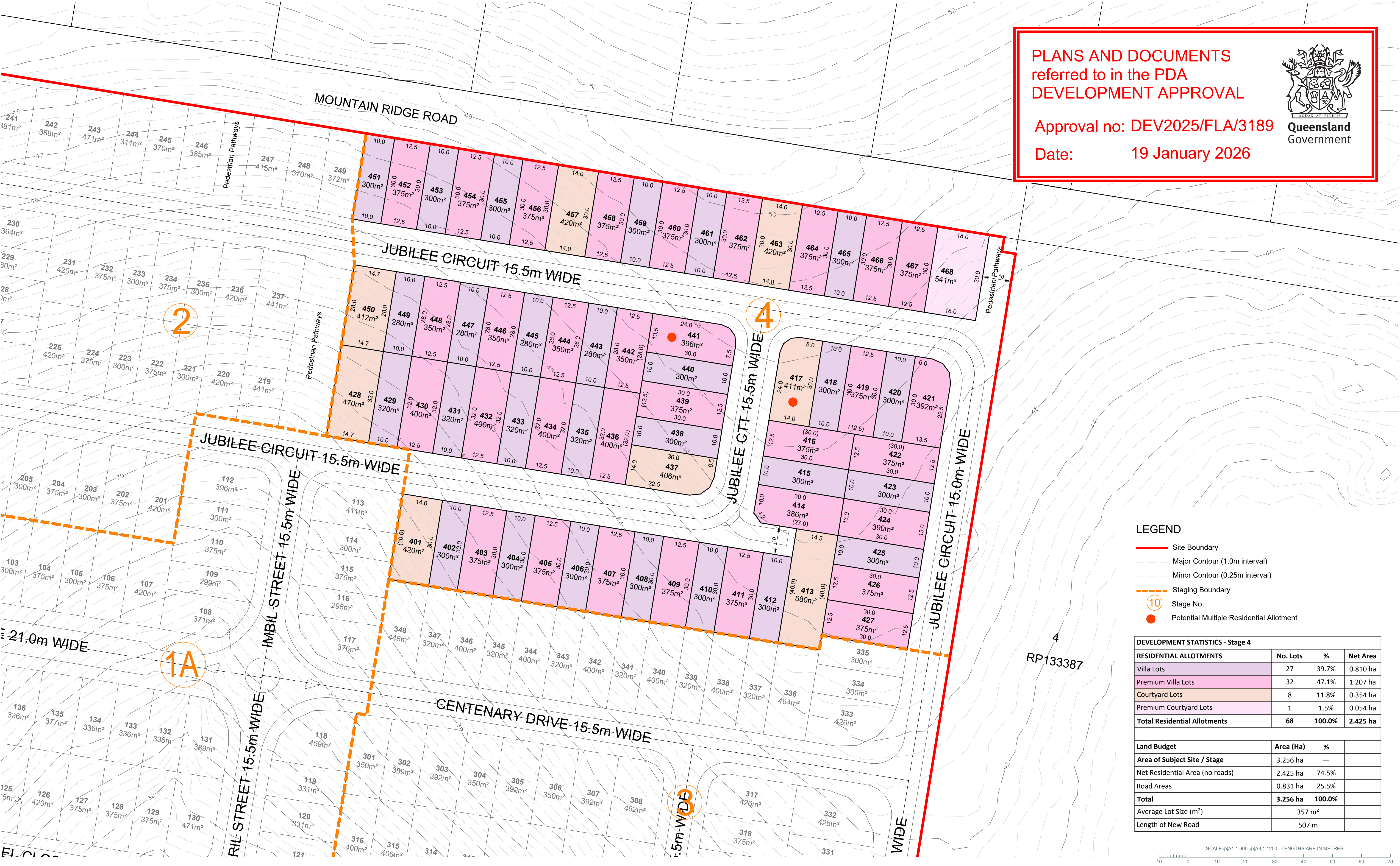
DATE
29/10/2025

	DRAWING NO.
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9534 P 03 Rev AX - STG 03



STAGING PLAN - STAGE 4



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/3189
Date: 19 January 2026

Queensland
Government

- LEGEND
- Site Boundary
 - Major Contour (1.0m interval)
 - Minor Contour (0.25m interval)
 - Staging Boundary
 - Stage No.
 - Potential Multiple Residential Allotment

DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	27	39.7%	0.810 ha
Premium Villa Lots	32	47.1%	1.207 ha
Courtyard Lots	8	11.8%	0.354 ha
Premium Courtyard Lots	1	1.5%	0.054 ha
Total Residential Allotments	68	100.0%	2.425 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	3.256 ha	—	
Net Residential Area (no roads)	2.425 ha	74.5%	
Road Areas	0.831 ha	25.5%	
Total	3.256 ha	100.0%	
Average Lot Size (m²)	357 m²		
Length of New Road	507 m		

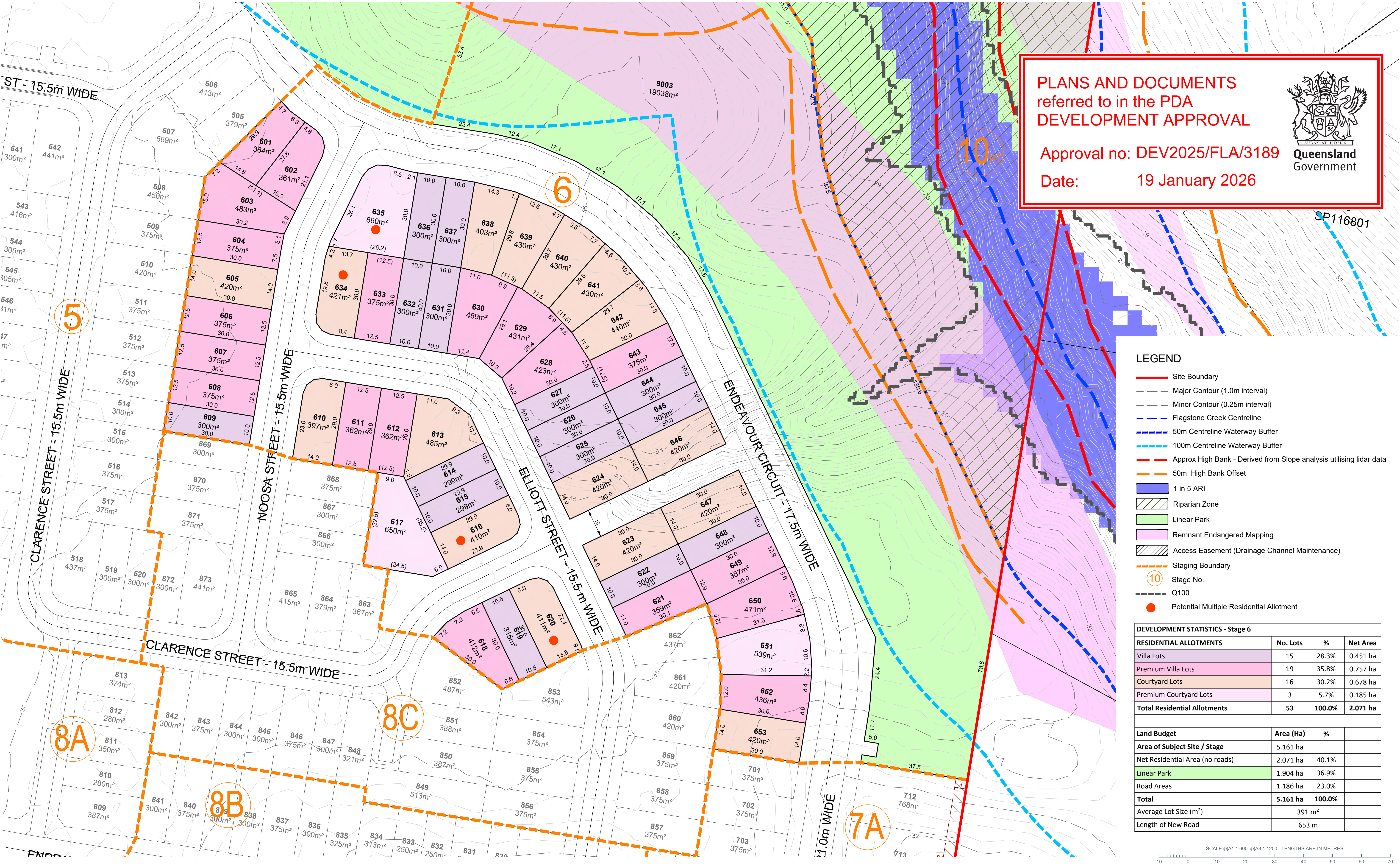


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 8B

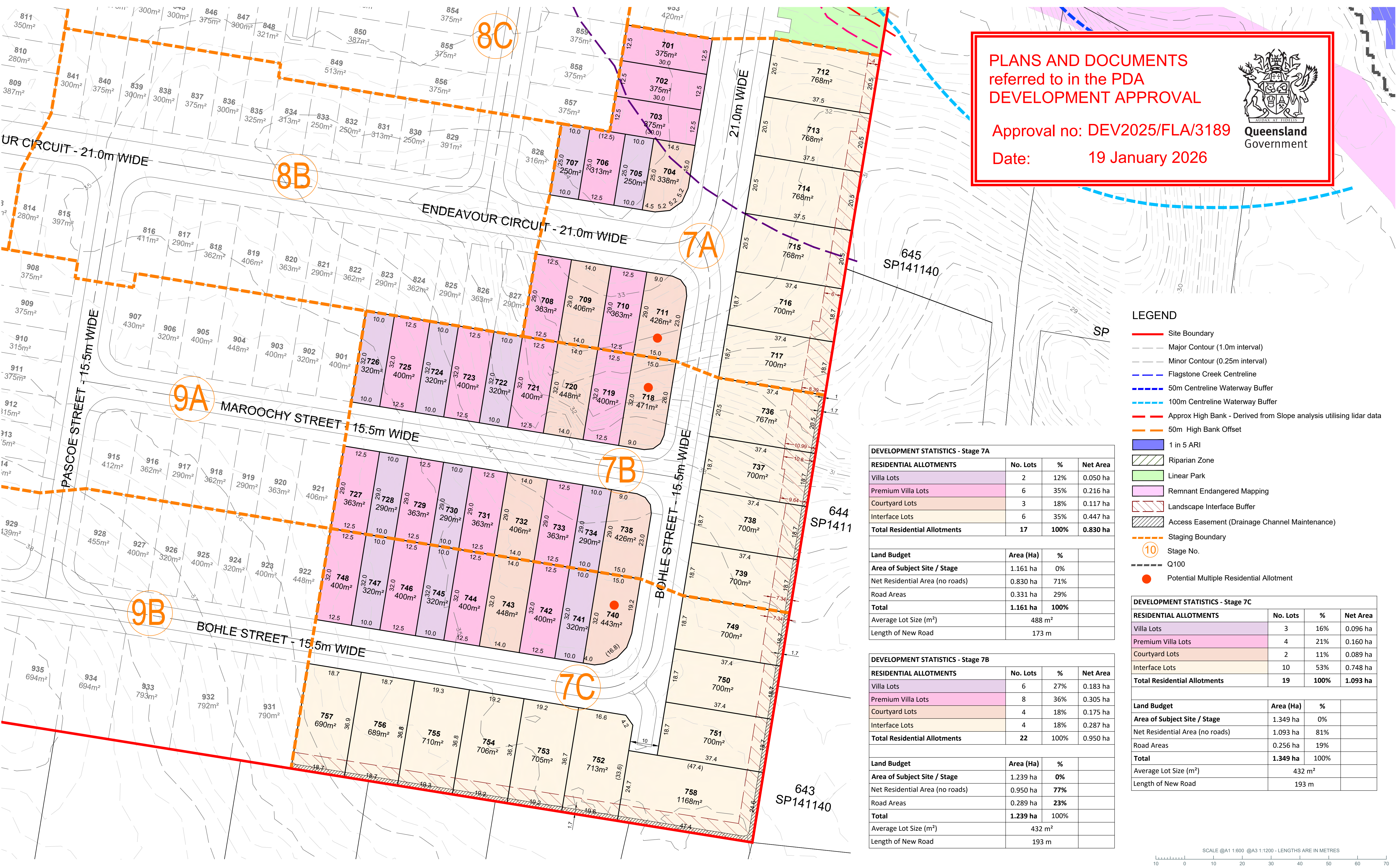
ENDEAVOUR
 CIRCUIT - 17.5m WIDE
 NAMBUCCA ST - 15.5m WIDE
 YAPPAR ROAD - 15.5m WIDE
 CLARENCE STREET - 15.5m WIDE
 NOOSA STREET - 15.5m WIDE
 CLARENCE STREET - 15.5m WIDE

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 501 446m²
 503 454m²
 504 450m²
 553 2794m²
 9004 50402m²
 9002 8704m²
 9003 19038m²
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 647 650m²
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 649 650m²
 650 650m²

STAGING PLAN - STAGE 6



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



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/3189

Date: 19 January 2026

Queensland Government

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

Landscape Interface Buffer

Access Easement (Drainage Channel Maintenance)

Staging Boundary

10

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

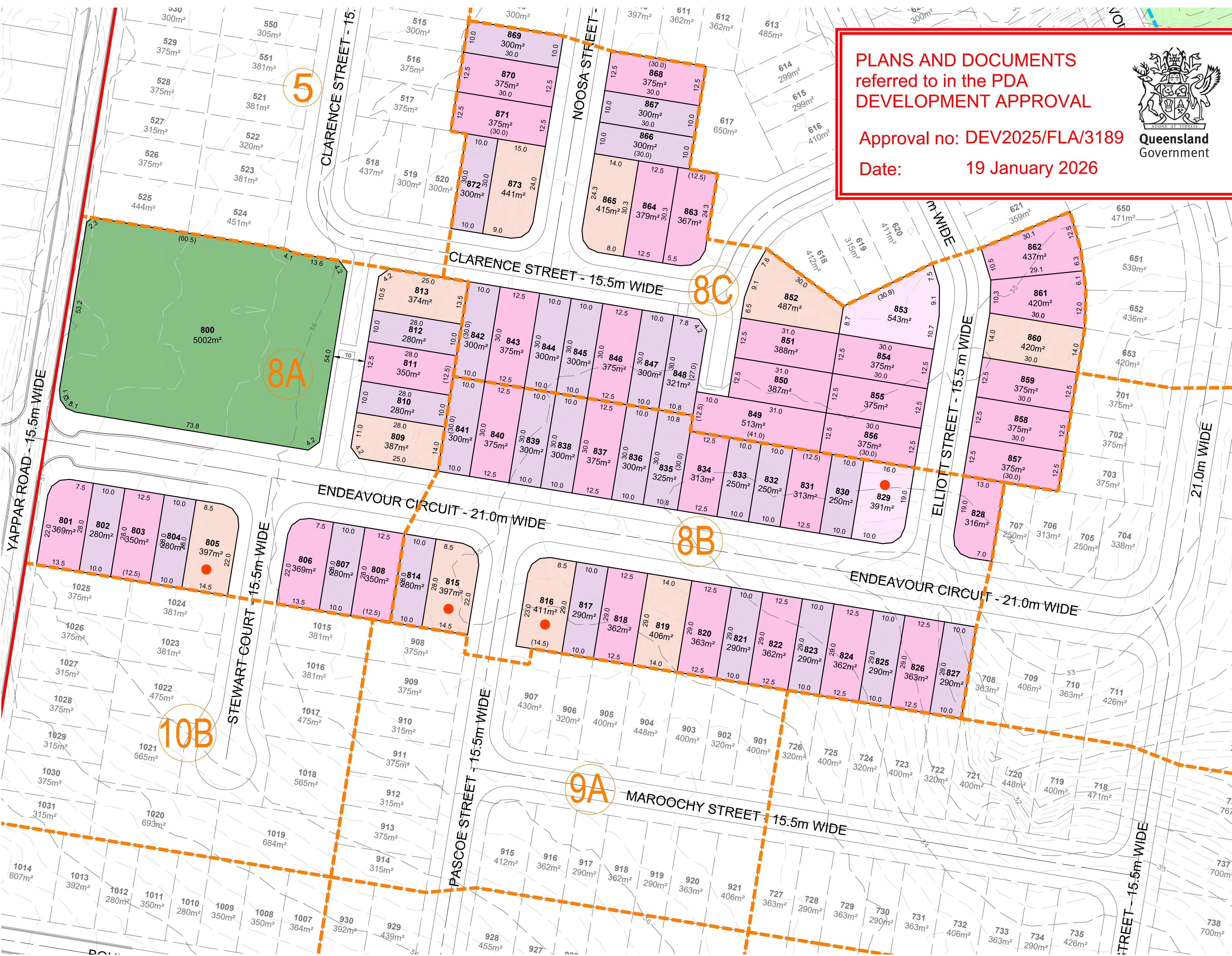
Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.239 ha	0%
Net Residential Area (no roads)	0.950 ha	77%
Road Areas	0.289 ha	23%
Total	1.239 ha	100%
Average Lot Size (m ²)	432 m ²	
Length of New Road	193 m	

DEVELOPMENT STATISTICS - Stage 7C			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	3	16%	0.096 ha
Premium Villa Lots	4	21%	0.160 ha
Courtyard Lots	2	11%	0.089 ha
Interface Lots	10	53%	0.748 ha
Total Residential Allotments	19	100%	1.093 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.349 ha	0%
Net Residential Area (no roads)	1.093 ha	81%
Road Areas	0.256 ha	19%
Total	1.349 ha	100%
Average Lot Size (m ²)	432 m ²	
Length of New Road	193 m	



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



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 8A

RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa 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 m ²	
Length of New Road	162 m	

DEVELOPMENT STATISTICS - Stage 8B

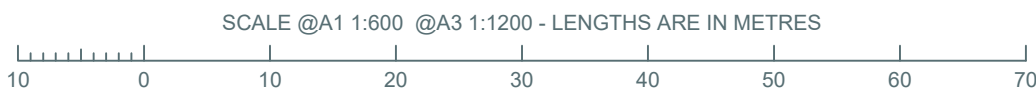
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	14	50.0%	0.401 ha
Premium Villa Lots	10	35.7%	0.350 ha
Courtyard Lots	3	10.7%	0.121 ha
Premium Courtyard Lots	1	3.6%	0.039 ha
Total Residential Allotments	28	100.0%	0.911 ha

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 (m ²)	325 m ²	
Length of New Road	258 m	

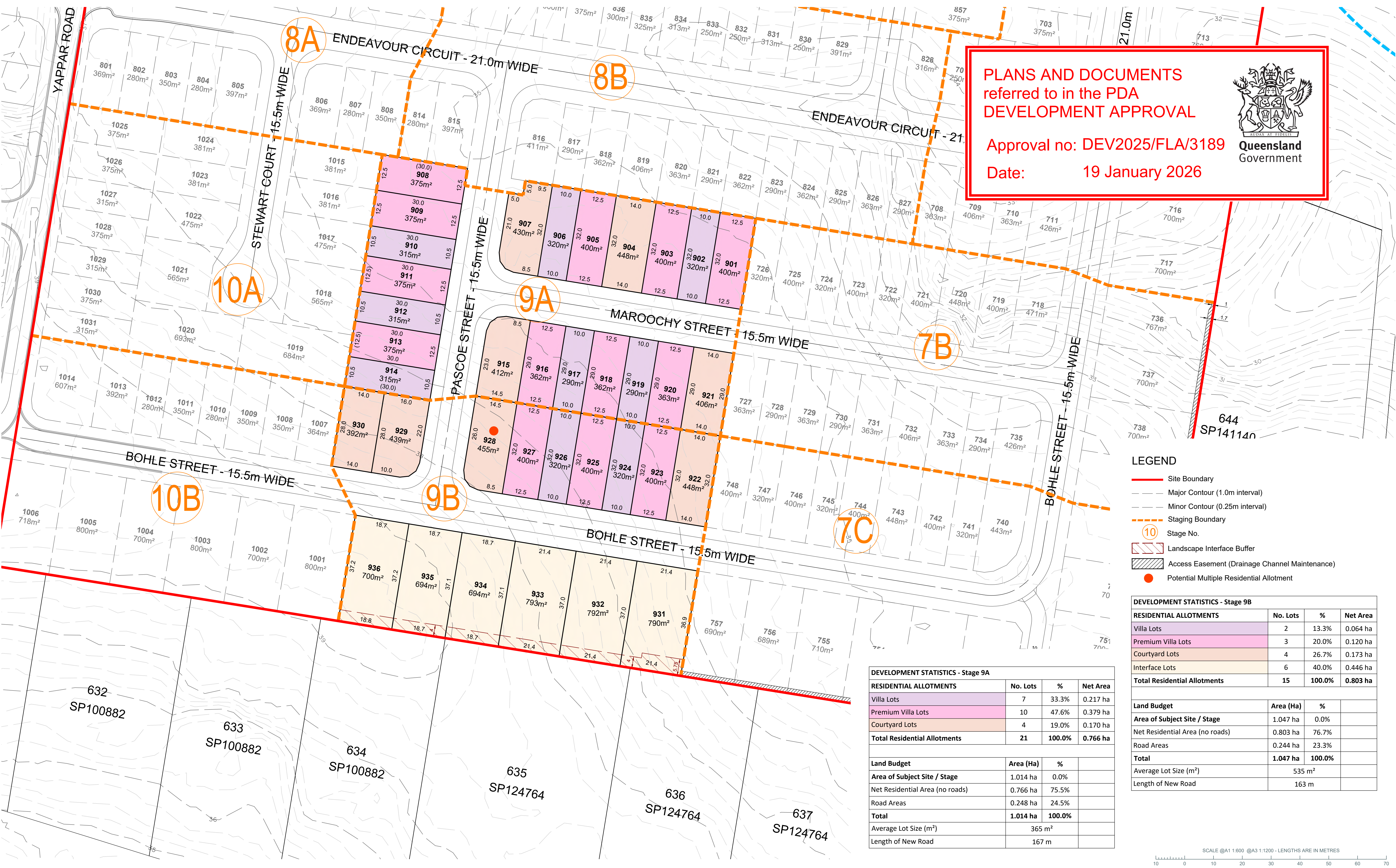
DEVELOPMENT STATISTICS - Stage 8C

RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa 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 m ²	
Length of New Road	171 m	



STAGING PLAN - STAGE 9A & 9B



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/3189

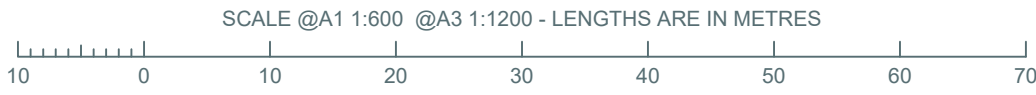
Date: 19 January 2026

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Government

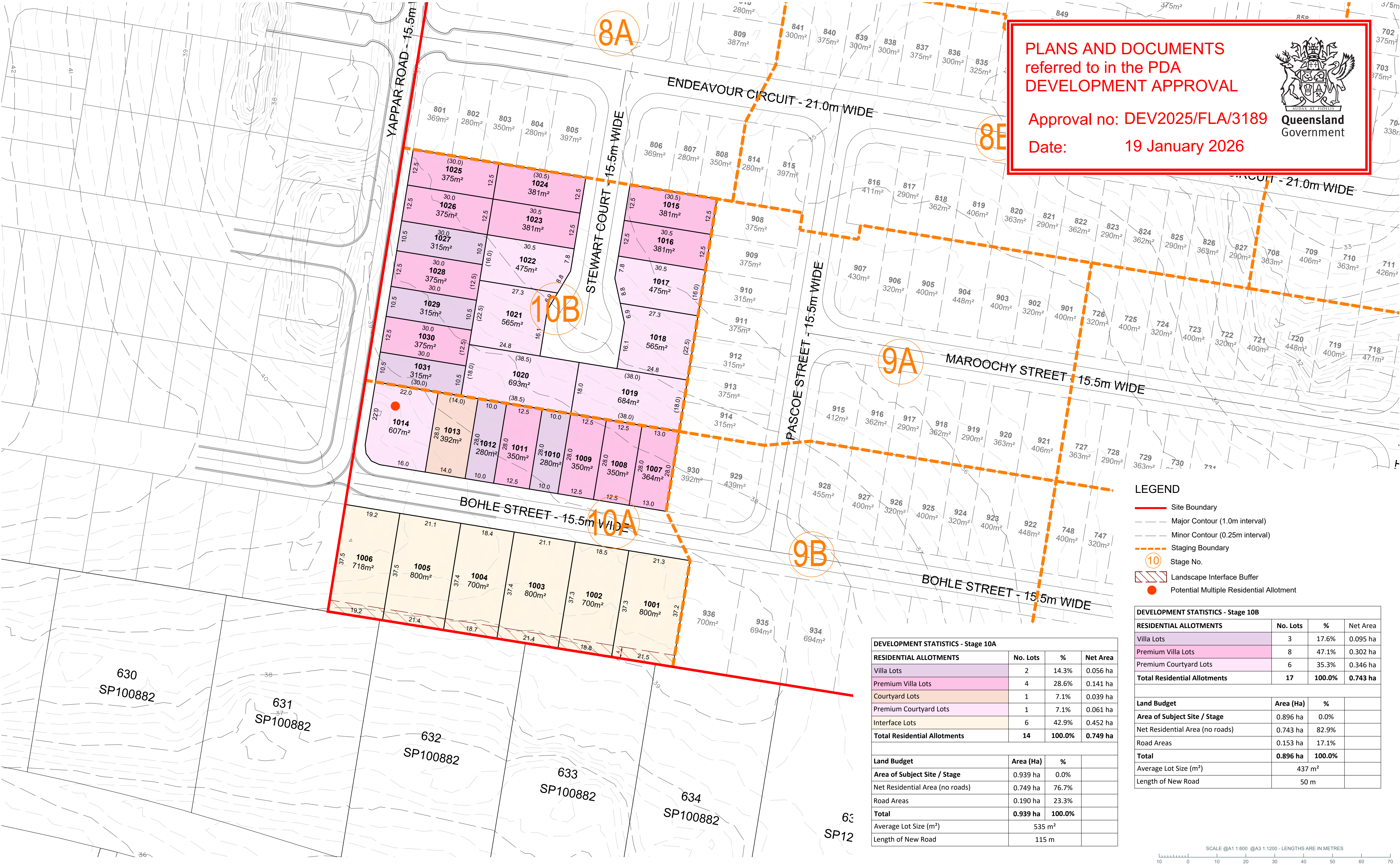
- LEGEND
- Site Boundary
 - Major Contour (1.0m interval)
 - Minor Contour (0.25m interval)
 - Staging Boundary
 - Stage No.
 - Landscape Interface Buffer
 - Access Easement (Drainage Channel Maintenance)
 - Potential Multiple Residential Allotment

DEVELOPMENT STATISTICS - Stage 9A			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa Lots	7	33.3%	0.217 ha
Premium Villa Lots	10	47.6%	0.379 ha
Courtyard Lots	4	19.0%	0.170 ha
Total Residential Allotments	21	100.0%	0.766 ha
Land Budget			
Area of Subject Site / Stage	1.014 ha	0.0%	
Net Residential Area (no roads)	0.766 ha	75.5%	
Road Areas	0.248 ha	24.5%	
Total	1.014 ha	100.0%	
Average Lot Size (m²)	365 m²		
Length of New Road	167 m		

DEVELOPMENT STATISTICS - Stage 9B			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
Villa 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 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 (m²)	535 m²		
Length of New Road	163 m		



STAGING PLAN - STAGE 10A & 10B



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/3189

Date: 19 January 2026

Queensland
Government

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

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 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	115 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%	0.346 ha
Total Residential Allotments	17	100.0%	0.743 ha
Land Budget			
Area of Subject Site / Stage	0.896 ha	0.0%	
Net Residential Area (no roads)	0.743 ha	82.9%	
Road Areas	0.153 ha	17.1%	
Total	0.896 ha	100.0%	
Average Lot Size (m²)	437 m²		
Length of New Road	50 m		

