

Subdivision Plan - Overall

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

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.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and control lines shown are indicative only and are subject to Engineering Design.

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LEGEND

- Site Boundary
- Logan City Council 2016 Flood Mapping
- Minor Contour 0,25m Interval
- Major Contour 1,0m 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
- Pump Station
- Riparian Zone - 7,4 ha
- Linear Park - 2260m2 (Lot 9005 - Part of Stage 14)
- District Park - 8,403 ha
- Staging No.
- Staging Boundary
- Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

Note: Staging is sequential.

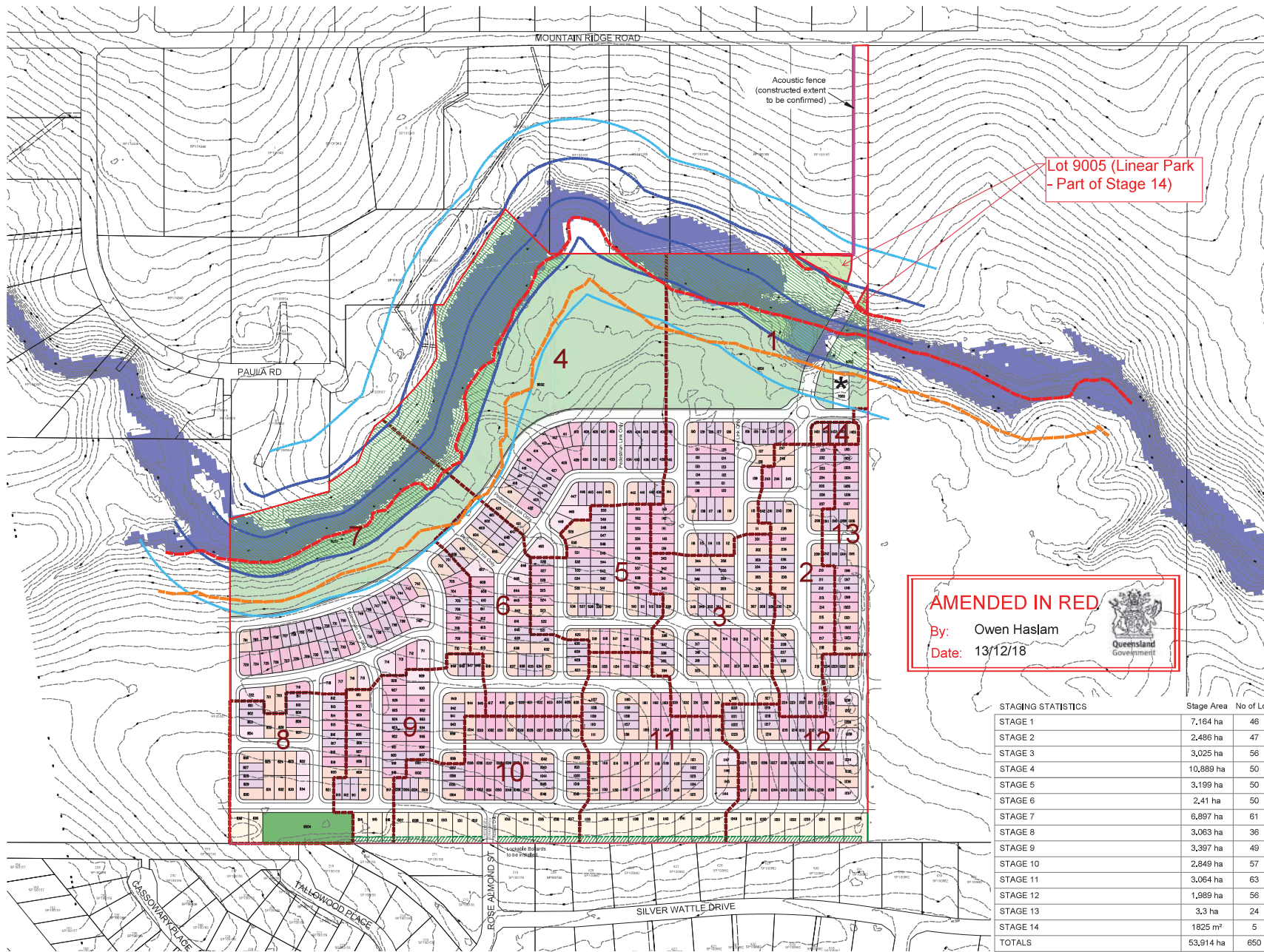
- Gross density (53,91 ha) = 12,3 dwellings per hectare
- Net density (37,18 ha) = 17,0 dwellings per hectare (excluding District Park/Linear Open Space)

DEVELOPMENT STATISTICS

Development Area	53,914 ha
Total Length of New Roads	7018 m
Total Area of New Roads	12,90 ha 23,9%
Villa (10,5m -12,49m frontage)	237 36,5%
Premium Villa (12,5m - 13,99m frontage)	197 30,3%
Courtyard (14m - 15,99m frontage)	155 23,9%
Premium Courtyard (16m+ frontage)	27 4,1%
Interface Lots	34 5,2%
Total Residential Allotments	650 100%
Average Lot Size	390 m ²
Total Open Space	15,653 ha 29,0%
Stormwater / Detention Basin	4455 m ² 0,8%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE (A1:1:2500 @A3:1:5000) - LENGTHS ARE IN METRES



Lot 9005 (Linear Park - Part of Stage 14)

AMENDED IN RED
By: Owen Haslam
Date: 13/12/18

STAGING STATISTICS

Stage	Stage Area	No of Lots
STAGE 1	7,164 ha	46
STAGE 2	2,486 ha	47
STAGE 3	3,025 ha	56
STAGE 4	10,889 ha	50
STAGE 5	3,199 ha	50
STAGE 6	2,41 ha	50
STAGE 7	6,897 ha	61
STAGE 8	3,063 ha	36
STAGE 9	3,397 ha	49
STAGE 10	2,849 ha	57
STAGE 11	3,064 ha	63
STAGE 12	1,989 ha	56
STAGE 13	3,3 ha	24
STAGE 14	1825 m ²	5
TOTALS	53,914 ha	650



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2017/887
Date: 14/12/18



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 04/12/2018 9282 P 02 PP D