

Enquiry Phone: Customer Service (07) 3412 5269  
Property Key: N/A  
Document Reference: 14676526  
Please Quote File: 1062333-1

150 Wembley Road  
Logan Central QLD 4114  
PO Box 3226 Logan City DC QLD 4114

Council enquiries **07 3412 3412**  
Email [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
Web [www.logan.qld.gov.au](http://www.logan.qld.gov.au)  
ABN 21 627 796 435

5 May 2021

Email: [survey@logan.qld.gov.au](mailto:survey@logan.qld.gov.au)  
Email: [s.korn@orchardpg.com](mailto:s.korn@orchardpg.com)

Orchard (Pebble Creek) Developments Pty Ltd  
PO Box 9094 GCMC 9726  
BUNDALL QLD 4217

**ATT: STEVEN KORN**

Dear Sir

**STREET NAMING APPROVAL**

**APPLICATION NUMBER: DEV2017/887/7**  
**PROPERTY ADDRESS: 230 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN**  
**PROPERTY DESCRIPTION: PEBBLE CREEK DEVELOPMENTS STAGES 1 - 14**

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Council's City Infrastructure Committee has approved an amendment to the street naming for the Pebble Creek development, previously contained in the street naming letter and plan, dated 25 February 2019.

The following amendments have been approved:

- Stage 1 and 5: Isaac Street changed to Isaac Place, South Maclean
- Stage 4 and 6: Isaac Street changed to Clara Street, South Maclean

A copy of the drawing showing the approved street names is enclosed for your reference.

Please arrange for Council's logo to be used on the signs.

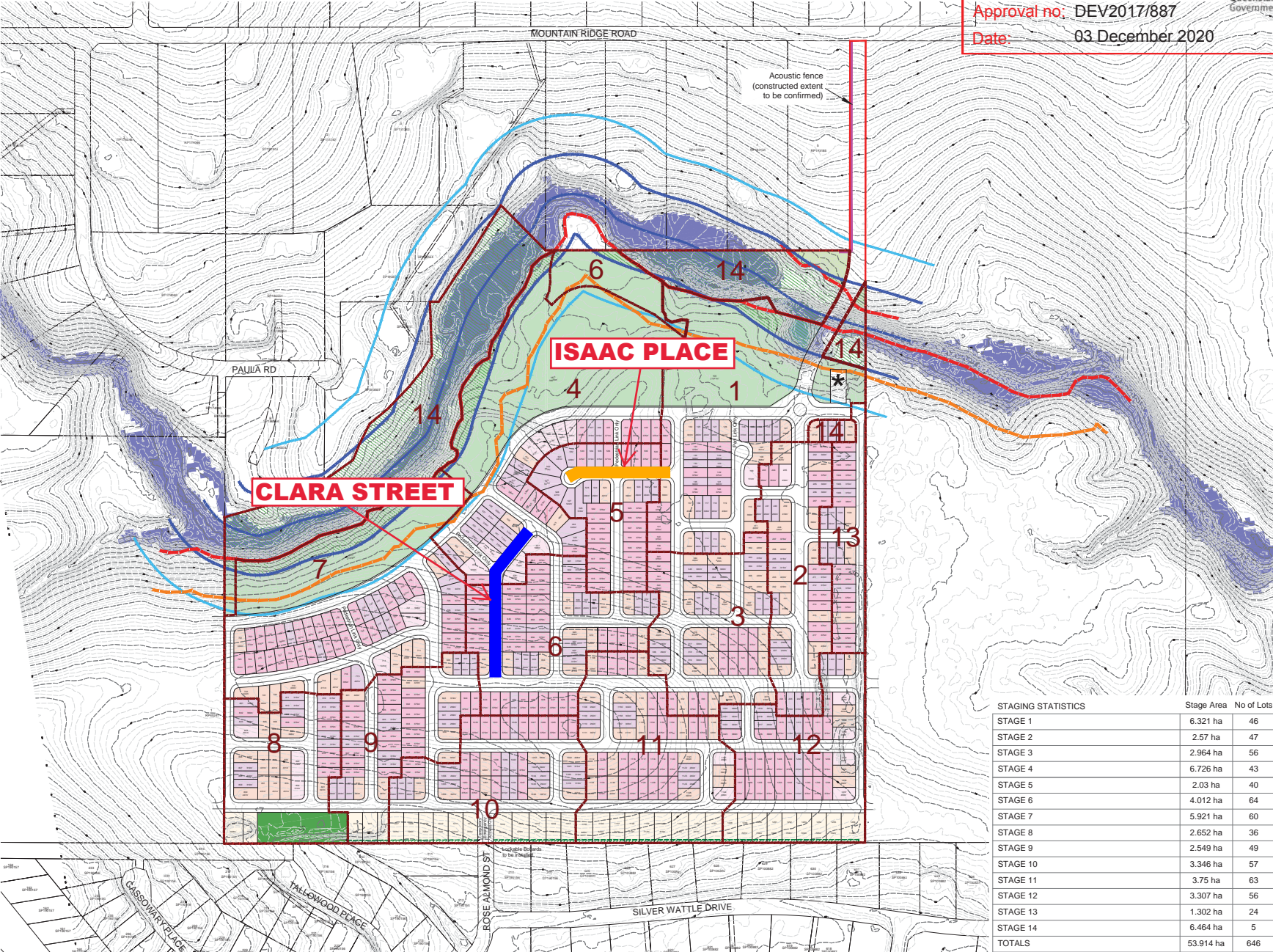
For further information about this application please contact Alison Anderton on (07) 3412 5269 or via email on [DABondSN@logan.qld.gov.au](mailto:DABondSN@logan.qld.gov.au).

Yours faithfully

Nicholas Ferero  
Appeals and Plan Sealing Coordinator



STAGING PLAN - OVERALL



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2017/887  
Date: 03 December 2020

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 centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying on this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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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 - 2260 m<sup>2</sup>
- District Park - 9.403 ha
- 1 Staging No.
- Staging Boundary
- Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

- 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	7105 m
Total Area of New Roads	12.623 ha 23.4%
Villa (10.0m - 12.49m frontage)	193 29.9%
Premium Villa (12.5m - 13.99m frontage)	261 40.4%
Courtyard (14m - 15.99m frontage)	134 20.7%
Premium Courtyard (16m + frontage)	24 3.7%
Interface Lots	34 5.3%
Total Residential Allotments	646 100%
Average Lot Size	390 m <sup>2</sup>
Total Open Space	15.608 ha 28.9%
Stormwater / Detention Basin	4462 m <sup>2</sup> 0.8%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 30/10/2020 9282 P 02 Rev P PRO 01



Please Quote File: 1062333-1  
Document Reference: 12637084



25 February 2019

Email: s.korn@orchardpg.com  
Email: survey@logan.qld.gov.au

150 Wembley Road  
Logan Central QLD 4114  
PO Box 3226 Logan City DC QLD 4114

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**ATT: Steven Korn**

Dear Sir

**STREET NAMING APPROVAL**  
**DEVELOPMENT APPLICATION NO: DEV2017/887/7**  
**PROPERTY ADDRESS: 230 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN**  
**PROPERTY DESCRIPTION: PEBBLE CREEK DEVELOPMENT STAGES 1 TO 14**

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Thank you for your letter providing street names for the above named development at 230 Mountain Ridge Road, South Maclean. Please note this approval is for stage 1 to 14 and supersedes any previous approvals given for stage 1 & 2.

In reply to your request, as per street plan provided (dated 4<sup>th</sup> December 2018), please be advised that the following street names are acceptable:

<b>Street 1</b>	PEBBLE CREEK WAY	<b>Street 13</b>	PIKE ROAD
<b>Street 2</b>	BLOOMFIELD ESPLANADE (heads west from Pebble Creek Way roundabout)	<b>Street 14</b>	BARRON STREET
<b>Street 2A</b>	ENDEAVOUR CIRCUIT (heads east from Pebble Creek Way roundabout)	<b>Street 15</b>	YAPPAR ROAD
<b>Street 3</b>	SAXBY STREET	<b>Street 16</b>	CALLIOPE STREET
<b>Street 4</b>	ISAAC STREET	<b>Street 17</b>	EMBLEY STREET
<b>Street 5</b>	ESK STREET	<b>Street 18</b>	HERBERT STREET
<b>Street 6</b>	MOSSMAN PLACE	<b>Street 19</b>	HAUGHTON STREET
<b>Street 7</b>	BOWEN STREET	<b>Street 20</b>	KOLAN STREET
<b>Street 8</b>	SANDOVER STREET	<b>Street 21</b>	LYND ROAD
<b>Street 9</b>	BREMER STREET	<b>Street 22</b>	LODERS STREET
<b>Street 10</b>	HANN STREET	<b>Street 23</b>	NIVE ROAD
<b>Street 11</b>	COEN ROAD	<b>Street 24</b>	PAROO ROAD
<b>Street 12</b>	BOOMI AVENUE (starts at T-intersection of Ross Road and heads east)	<b>Street 25</b>	ROSS STREET

Please arrange for Council's logo to be used on the signs. A copy of the abovementioned drawing showing the approved street names is enclosed for your reference.

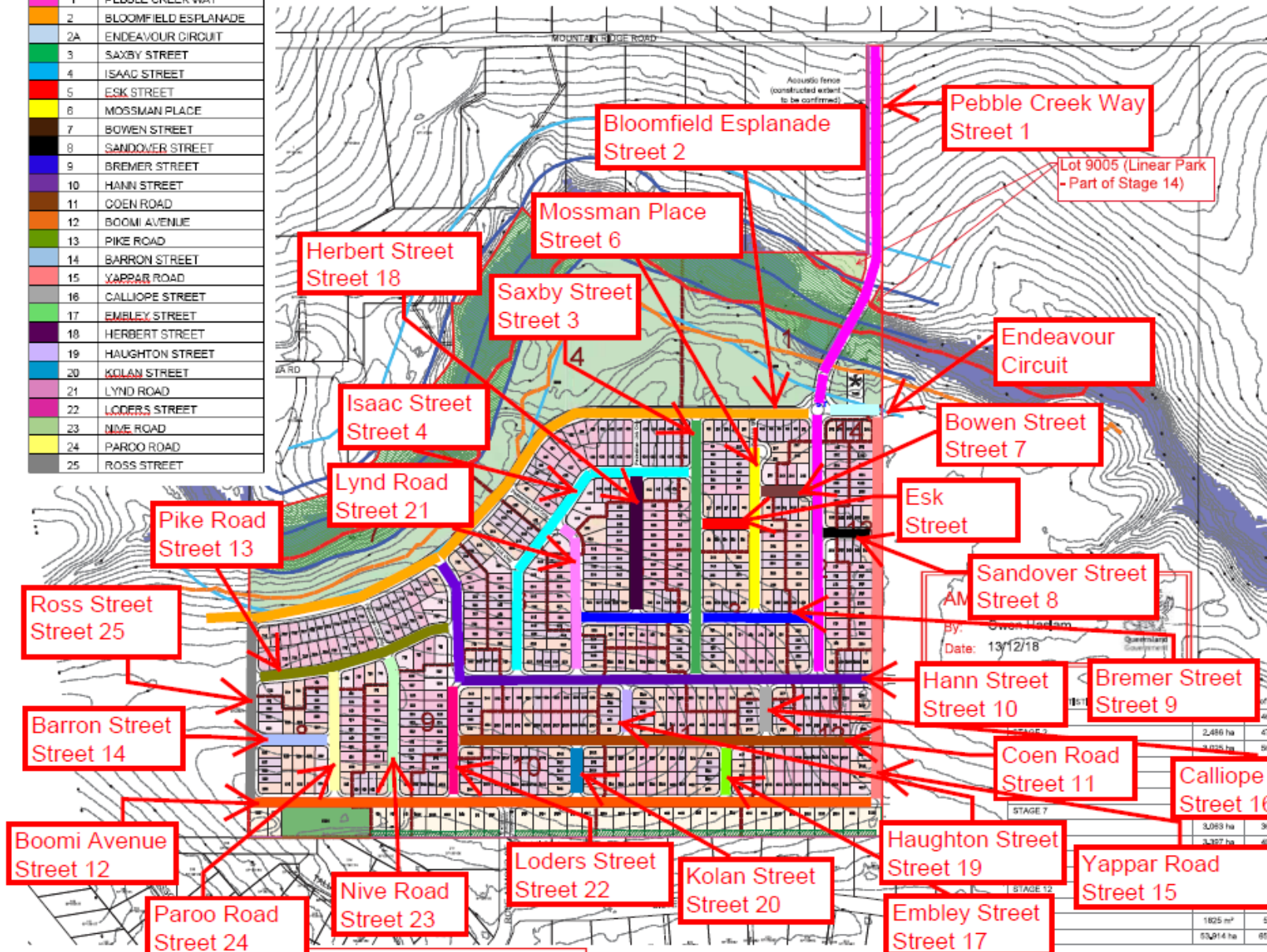
For further information about this application please contact Alison Anderton on (07) 3412 5269 or via email on [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au).

Yours faithfully

Eddie Denman  
Development Engineering Program Leader

# Subdivision Plan - Overall

1	PEBBLE CREEK WAY
2	BLOOMFIELD ESPLANADE
2A	ENDEAVOUR CIRCUIT
3	SAXBY STREET
4	ISAAC STREET
5	ESK STREET
6	MOSSMAN PLACE
7	BOWEN STREET
8	SANDOVER STREET
9	BREMER STREET
10	HANN STREET
11	COEN ROAD
12	BOOMI AVENUE
13	PIKE ROAD
14	BARRON STREET
15	YAPPAR ROAD
16	CALLIOPE STREET
17	EMBLEY STREET
18	HERBERT STREET
19	HAUGHTON STREET
20	KOLAN STREET
21	LYND ROAD
22	LODERS STREET
23	NIVE ROAD
24	PAROO ROAD
25	ROSS STREET



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## NOTES

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## LEGEND

- Site Boundary
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- Flagstone Creek Controls
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- Approx High Bank - Derived from Slope analysis utilising lidar data
- 60m High Bank Offset
- 1 in 5 ARI
- Pump Station
- Riparian Zone = 7.4 ha
- Linear Park = 2260m<sup>2</sup> (Lot 9005 = Part of Stage 14)
- District Park = 9,403 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 x 12.4m frontage)	237 36.5%
Premium Villa (12.4m x 13.9m frontage)	197 30.2%
Residential (14m x 15.9m frontage)	155 23.9%
Open Courtyard (16m x frontage)	27 4.1%
Base Lots	34 5.2%
Residential Allotments	650 100%
Average Lot Size	390 m <sup>2</sup>
Total Open Space	15,403 ha 29.2%
Stormwater / Detention Basin	4455 m <sup>2</sup> 0.8%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE 1:1000 @ 1:1000 - 1:1000 METRES



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