NOT TO BE USED FOR ENGINEERING DESIGN **ZONING PLAN** OR CONSTRUCTION **NOTES** SATINASH S This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose. 96 SP282276 95 SP282276 94 SP282276 93 SP282276 92 SP282276 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. CYPRESS ST 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 upon 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. 32 SP311179 DCDB © State of Queensland (Department of Natural Resources and Mines) 2019. Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016. * This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction CARVERS WAY invalid and not suitable for use. 1 RP813694 PROJECTION - GDA2020 MGA56 37 SP311179 **LEGEND - TRUNK WORKS** Site Boundary Suburban Precinct PARK RIDGE ROAD MACADAMIA (1 RP111724 **LOGAN CITY COUNCIL APPROVED PLAN OF DEVELOPMENT** This is the approved plan of development for Development Application COM/36/2021/A 1 SP210423 3 RP226564 RP DESCRIPTION: Lot 3 on RP137533 TALINGA DRIVE

saunders havill group

PROPOSAL PLAN

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

801 SP311179

PARK RIDGE ROAD

ROAD 2 - 15.5m WIDE

ROAD 4 - 15.5m WIDE

ROAD 4 - 15.5m WIDE

ROAD 9 - 15.5m WIBE

∕ 804 5.921 ha

ROAD 3 - 15.5m WIDE

ROAD 3 - 15.5m WIDE

CARVERS WAY

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PROJECTION - GDA2020 MGA56

LEGEND

MACADAMIA CIRCUIT

RP161785

Site Boundary

— — Major Contour (1.0m interval)

Stage Boundary

Stage No.

Road Dedication in Stage 1 - Constructed in Stage 4

Road Dedication in Stage 1 - No construction as part

of this application

Proposed Easement for Drainage/Services purposes

Proposed Bin Pad

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application COM/36/2021/A

DEVELOPMENT STATISTICS Lots 300m² - 400m² 44.5 % 77 400m² - 450m² 65 37.6 % 450m² - 500m² 17 9.8 % 10 5.8 % 500m² - 600m² 2.3 % 600m² + **Total Residential Allotments** 173 100% 1.001 ha 5.1 % **Detention Basins** 1.007 ha 5.1 % Area of Subject Site 21.146 4.394 ha | 20.7 % Area New Road 2285 Length New Road Area Road Dedication Resumption 1.5 % 3106 m² 6.8% Lot 7001 1.437 ha Balance Lot - 804 28.0 % 5.921 ha

RP DESCRIPTION: Lot 3 on RP137533

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES

20 0 20 40 60 80 100 120 140 160 180



TALINGA DRIVE

ROAD 3 - 14m WIDE

STAGING PLAN - STAGE 1 NOTES See PP 01 for extent of Stage 1 SP3111//9 suitable for any other purpose. 7004 1.51/l ha 122 120 119 364m² 118 117 $|301m^2|351m^2$ 321m² 352m² 351m² invalid and not suitable for use. ROAD 3 - 15.5m WIDE **LEGEND** Site Boundary 3425m 114 351m Proposed Easement for Drainage/Services purposes 371m² 115 465m² WIDE 418m² 105 387m² <u>က</u> 101 434m² 104 102 103 460m² 387m² \Im 512m² 393m² ROAD 433m² ROAD 2 - 15.5m WIDE 7001 **DEVELOPMENT STATISTICS - STAGE 1** 1.437 ha 125 126 [√]436m² 375m² 134 375m² 131 423m² 132 559m² 423m² 581m² 376m² NO HO

See PP 01 for extent of Stage ?

15.52 ha

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PROJECTION - GDA2020 MGA56

Major Contour (1.0m interval)

Road Dedication in Stage 1 - Constructed in Stage 4

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/36/2021/A

300m² - 400m²	18	52.9 %	
400m² - 450m²	9	26.5 %	
450m² - 500m²	3	8.8 %	
500m² - 600m²	4	11.8 %	
Total Residential Allotments	34	100%	
Stage Area	5.626 ha		
Average Lot Size	411	m²	
Area New Road	2.16 ha	39.5 %	
Length New Road	1018 m		
Area Road Dedication / Resumption	3106 m²	5.5 %	
Detention Basins	3425 m²	6.0 %	
Lot 7001	1.437 ha	25.5 %	
Balance Lot - 801	15.52 ha		

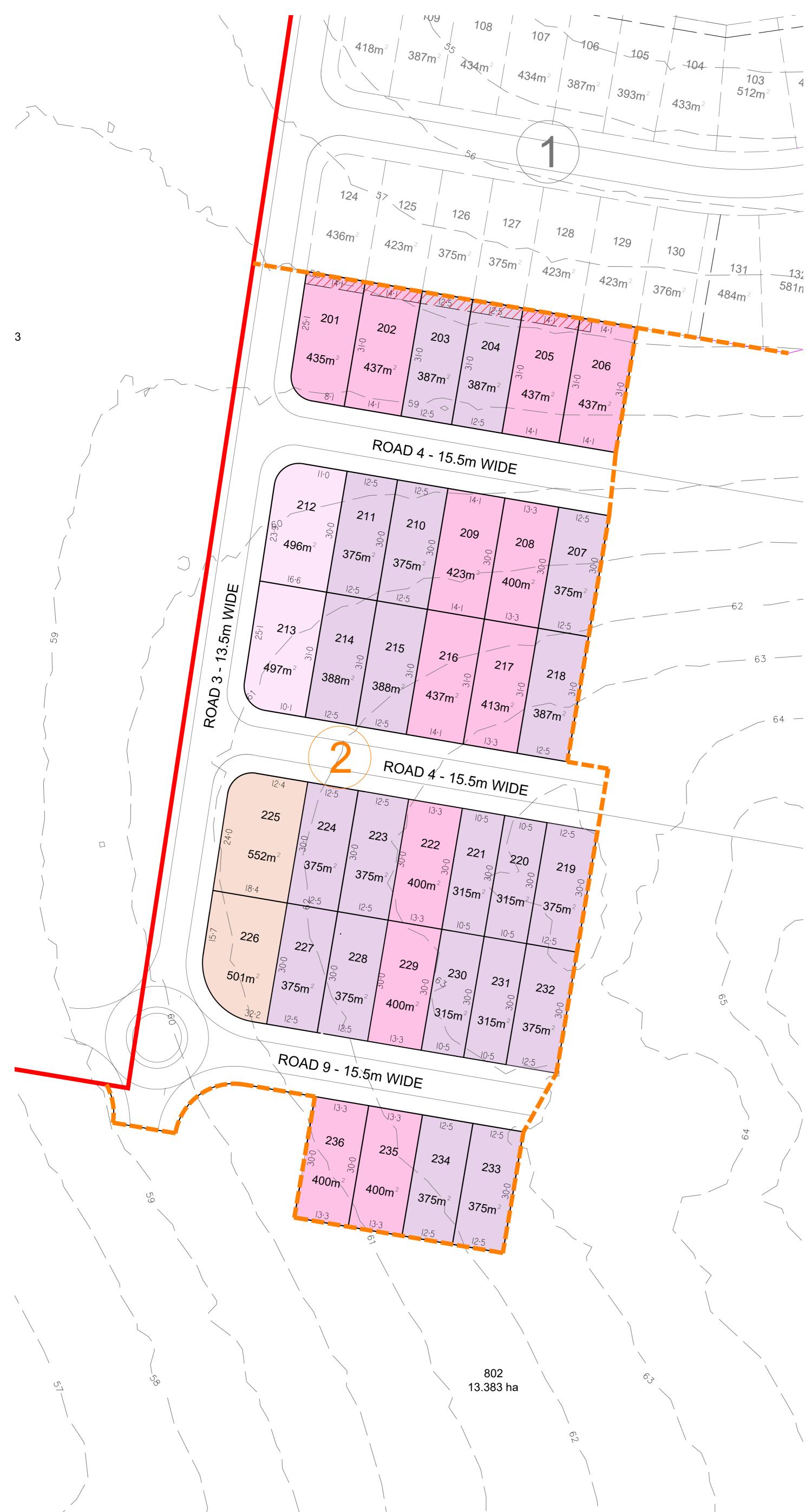
RP DESCRIPTION: Lot 3 on RP137533



STAGING PLAN - STAGE 2

saunders

havill group



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PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

— — — Major Contour (1.0m interval)

Stage Boundary

Stage No.

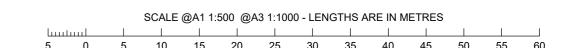
LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application COM/36/2021/A

DEVELOPMENT STATISTICS - STAGE 2	Lots	%
300m² - 400m²	20	55.6 %
400m² - 450m²	12	33.3 %
450m² - 500m²	2	5.6 %
500m² - 600m²	2	5.6 %
Total Residential Allotments	36	100%
Stage Area	2.137	ha
Average Lot Size	400	m²
Area New Road	6980 m²	32.7 %
Length New Road	446	m
Balance Lot - 802	13 383 ha	

RP DESCRIPTION: Lot 3 on RP137533





STAGING PLAN - STAGE 3

saunders



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PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

Major Contour (1.0m interval)

Stage Boundary

Stage No.

Road Dedication in Stage 1 - Constructed in Stage 4

Proposed Easement for Drainage/Services purposes

Proposed Bin Pad

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application COM/36/2021/A

Lots	%
16	43.2 %
10	27.0 %
5	13.5 %
3	8.1 %
3	8.1 %
37	100%
2.079	ha
433	m²
4825 m²	22.9 %
265	m
11.304 ha	
	16 10 5 3 3 37 2.079 433 4825 m² 265

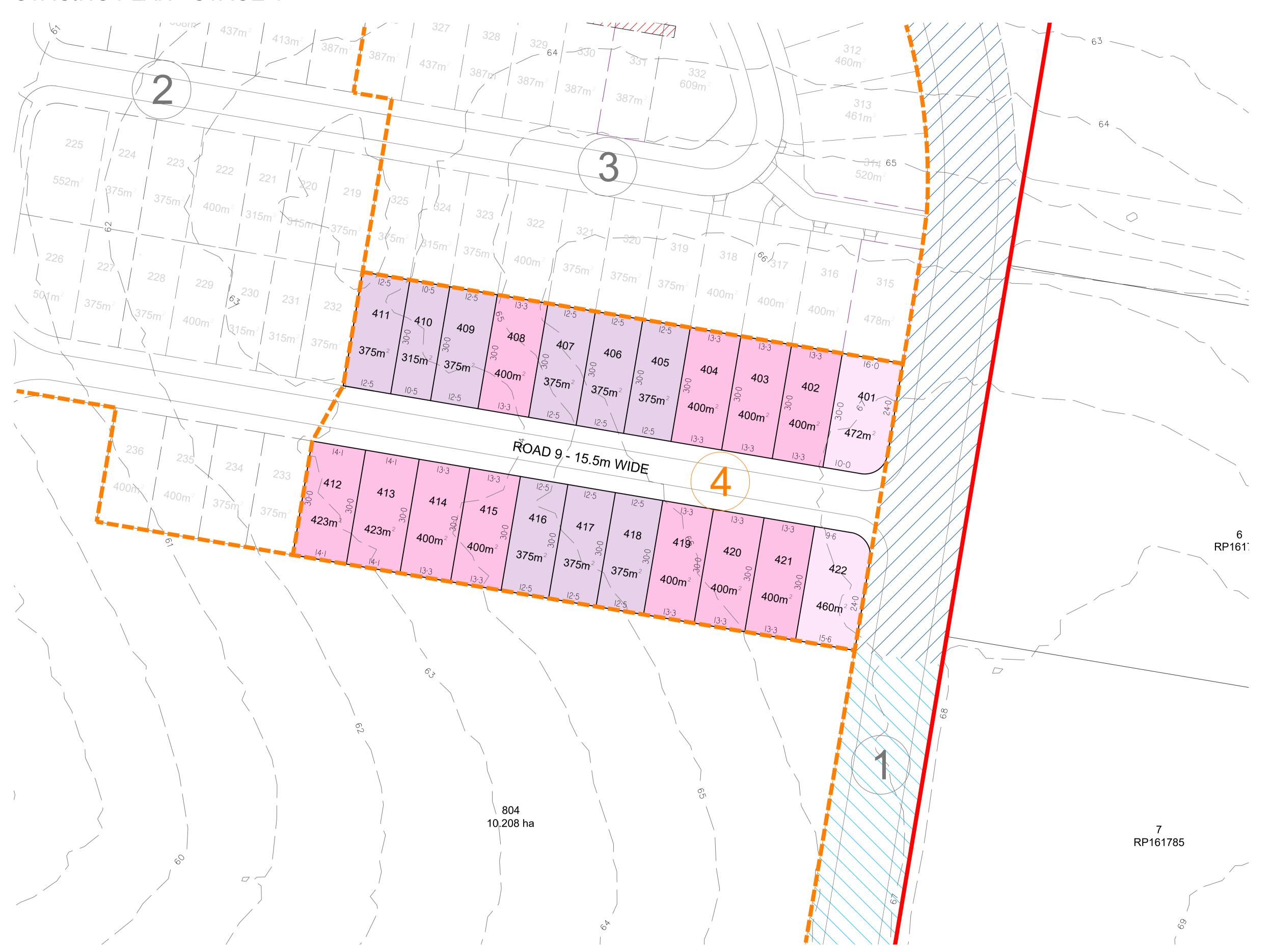
RP DESCRIPTION: Lot 3 on RP137533

 SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

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STAGING PLAN - STAGE 4



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

Major Contour (1.0m interval)

Stage Boundary

Road Dedication in Stage 1 - Constructed in Stage 4

Road Dedication in Stage 1 - No Construction

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

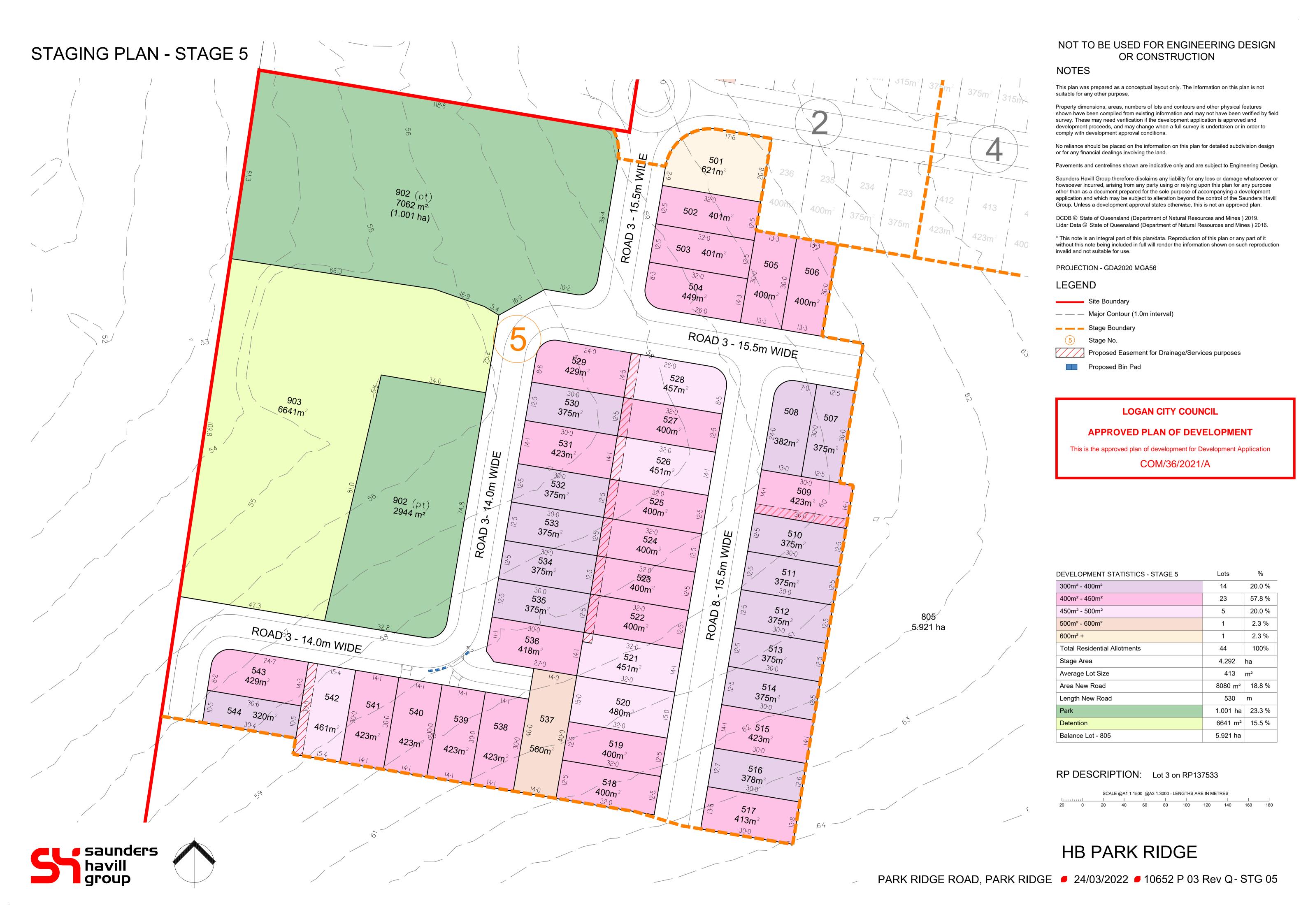
This is the approved plan of development for Development Application COM/36/2021/A

DEVELOPMENT STATISTICS - STAGE 4	Lots	%
300m² - 400m²	9	40.9 %
400m² - 450m²	11	50.0 %
450m² - 500m²	2	9.1 %
Total Residential Allotments	22	100%
Stage Area	1.096	ha
Average Lot Size	393	m²
Area New Road	2270 m²	20.7%
Length New Road	150	m
Balance Lot - 804	10.208 ha	

RP DESCRIPTION: Lot 3 on RP137533

5 0 5 10 15 20 25 30 35 40 45 50 55







NOTE:

BUILDING PROVISIONS SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

_ __ Major Contour (1.0m interval)

— — Stage Boundary

Stage No.

Built to Boundary Location

Indicative Driveway Location

Proposed Easement for Drainage/Services purposes

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/36/2021/A

NOTE: NO DUAL OCCUPANCIES AND DUAL OCCUPANCIES (AUXILIARY DWELLINGS) ARE PERMITTED

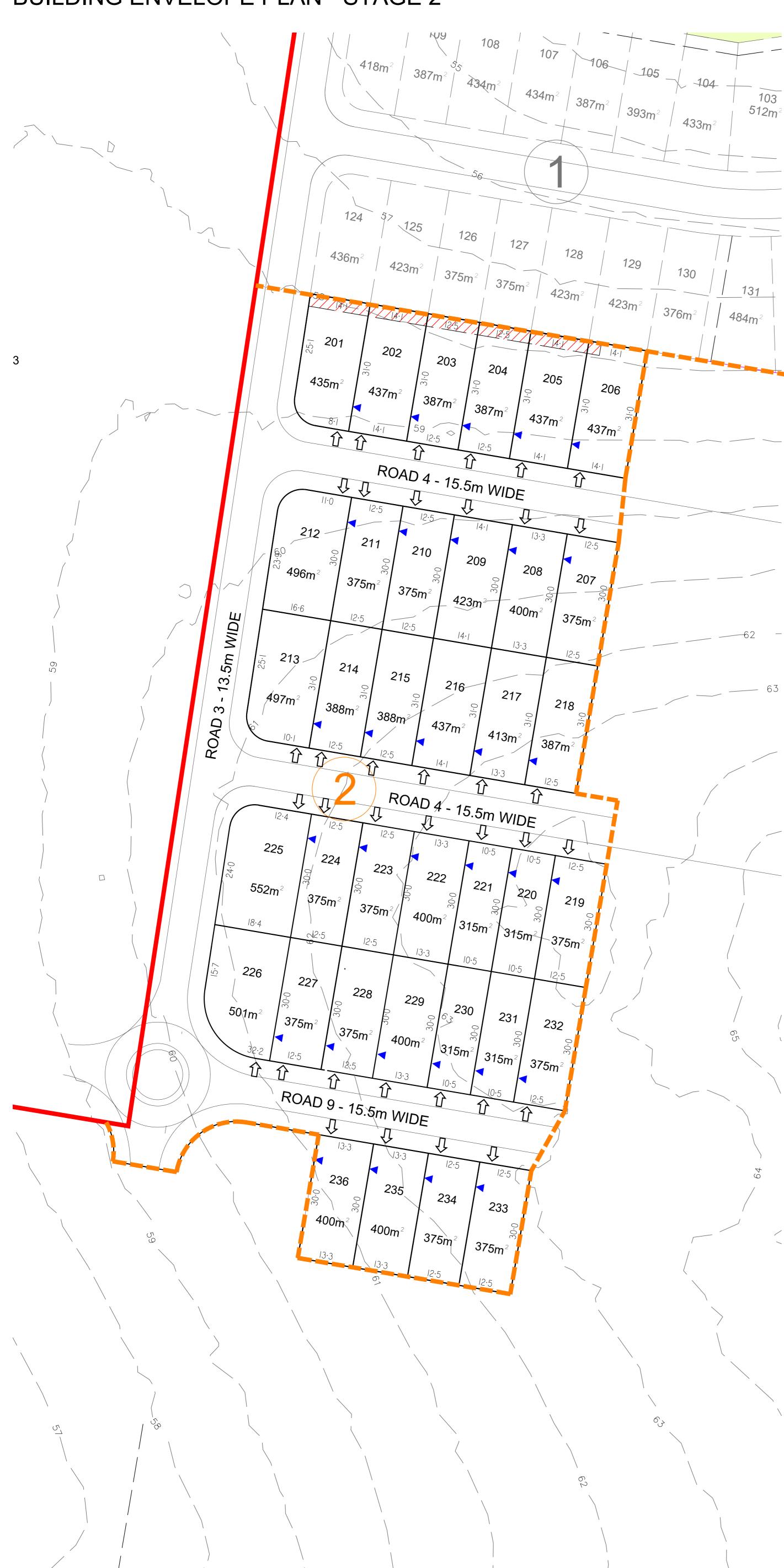
SETBACK NOTES:

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- All setback provisions shown are minimum and are to the building wall.
 Eaves can extend into setback areas;
- 4. Double Garages to be provided for all lots, unless noted otherwise.

				_
	WI	DTH OF FRONTA	.GE	
	10m - 12.49m	12.5m - 13.99m	14m+	
	Ground Floor	Ground Floor	Ground Floor	
ront Setback (to Building)	3.0m	3.0m	3.0m	
ront Setback (to Garage)	4.5m	4.5m	4.5m	
de Build to Boundary line	0m	0m	0m	
Non Build to Boundary line	1.0m	1.0m	1.0m	As per QDC
ear	1.5m	1.5m	1.5m	MP1.1 & MP1.2
Corner Allotment Secondary Road Frontage	1.5m	1.5m	2.0m	
ite Coverage	65%	60%	60%	

RP DESCRIPTION: Lot 3 on RP137533





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ENVELOPE NOTES AND TABLE FOR DESIGN
PARAMETERS.

PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

— — Major Contour (1.0m interval)

Stage Boundary

Stage No.

Built to Boundary Location

Indicative Driveway Location

Proposed Easement for Drainage/Services purposes

LOGAN CITY COUNCIL

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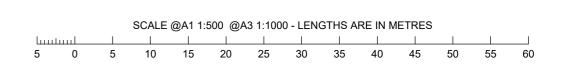
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	WIDTH OF FRONTAGE			
	10m - 12.49m	12.5m - 13.99m	14m+	
	Ground Floor	Ground Floor	Ground Floor	
Front Setback (to Building)	3.0m	3.0m	3.0m	
Front Setback (to Garage)	4.5m	4.5m	4.5m	
Side Build to Boundary line	0m	0m	0m	
Non Build to Boundary line	1.0m	1.0m	1.0m	As
Rear	1.5m	1.5m	1.5m	MF
Corner Allotment Secondary Road Frontage	1.5m	1.5m	2.0m	
Site Coverage	65%	60%	60%	

As per QDC MP1.1 & MP1.2

RP DESCRIPTION: Lot 3 on RP137533





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PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

— — Major Contour (1.0m interval)

Stage Boundary

5 Stage No

▼ Built to Boundary Location

Indicative Driveway Location

Decreased Foreway Education

Proposed Easement for Drainage/Services purposes

Proposed Bin Pad

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

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COM/36/2021/A

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Front Setback (to Garage)	4.5m	4.5m	4.5m	
Side Build to Boundary line	0m	0m	0m	
Non Build to Boundary line	1.0m	1.0m	1.0m	
Rear	1.5m	1.5m	1.5m	
Corner Allotment Secondary Road Frontage	1.5m	1.5m	2.0m	
Site Coverage	65%	60%	60%	

As per QDC MP1.1 & MP1.2

RP DESCRIPTION: Lot 3 on RP137533





NOTE:

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PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

— — Major Contour (1.0m interval)

Stage Boundary

5 Stage N

Built to Boundary Location

Indicative Driveway Location

Proposed Easement for Drainage/Services purposes

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ear	1.5m	1.5m	1.5m	MP
orner Allotment econdary Road Frontage	1.5m	1.5m	2.0m	
e Coverage	65%	60%	60%	

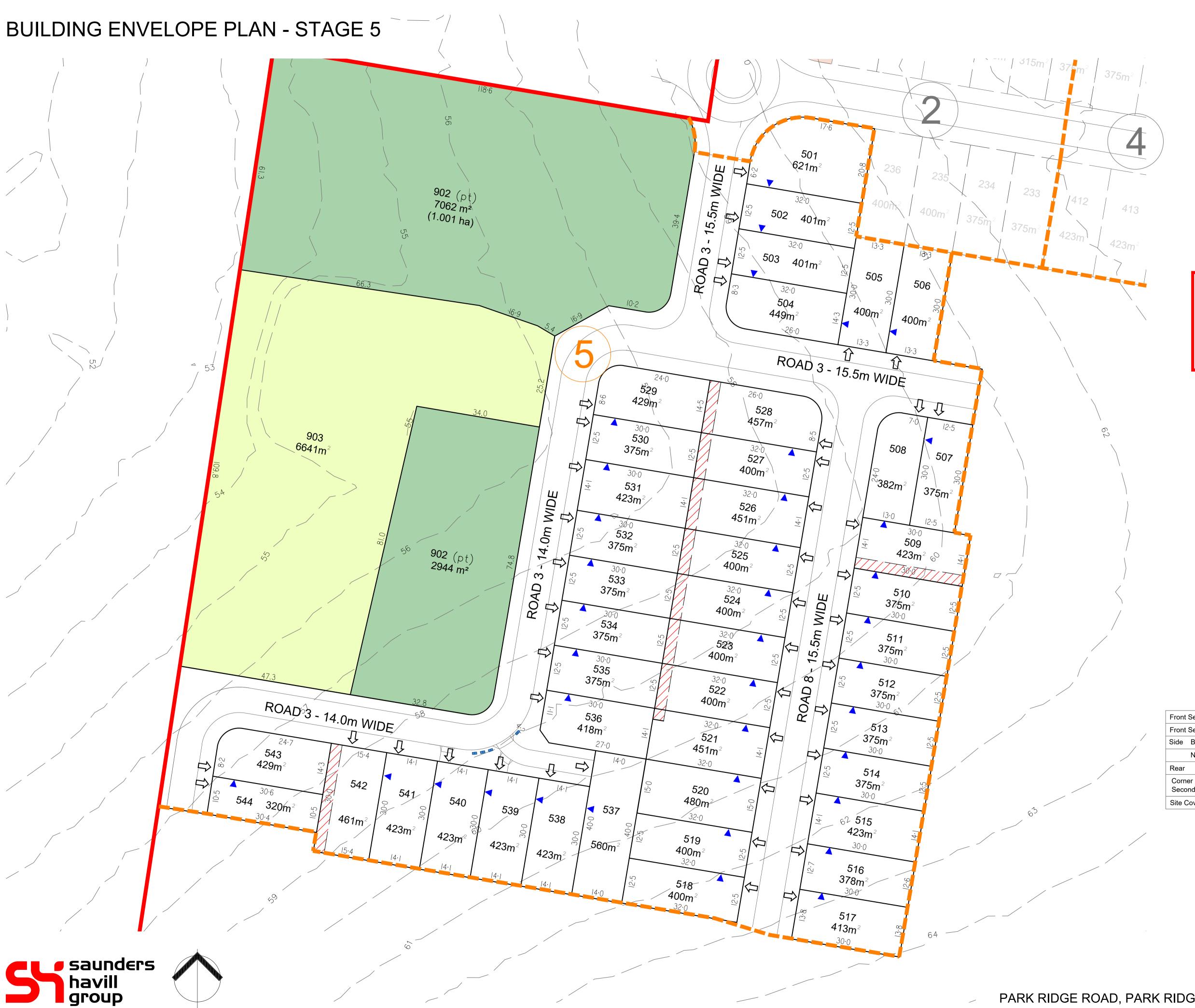
As per QDC MP1.1 & MP1.2

RP DESCRIPTION: Lot 3 on RP137533

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60





NOTE:

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PROJECTION - GDA2020 MGA56

LEGEND

Site Boundary

Major Contour (1.0m interval)

_ _ _ Stage Boundary

Stage No.

Built to Boundary Location

Indicative Driveway Location

Proposed Easement for Drainage/Services purposes

Proposed Bin Pad

LOGAN CITY COUNCIL

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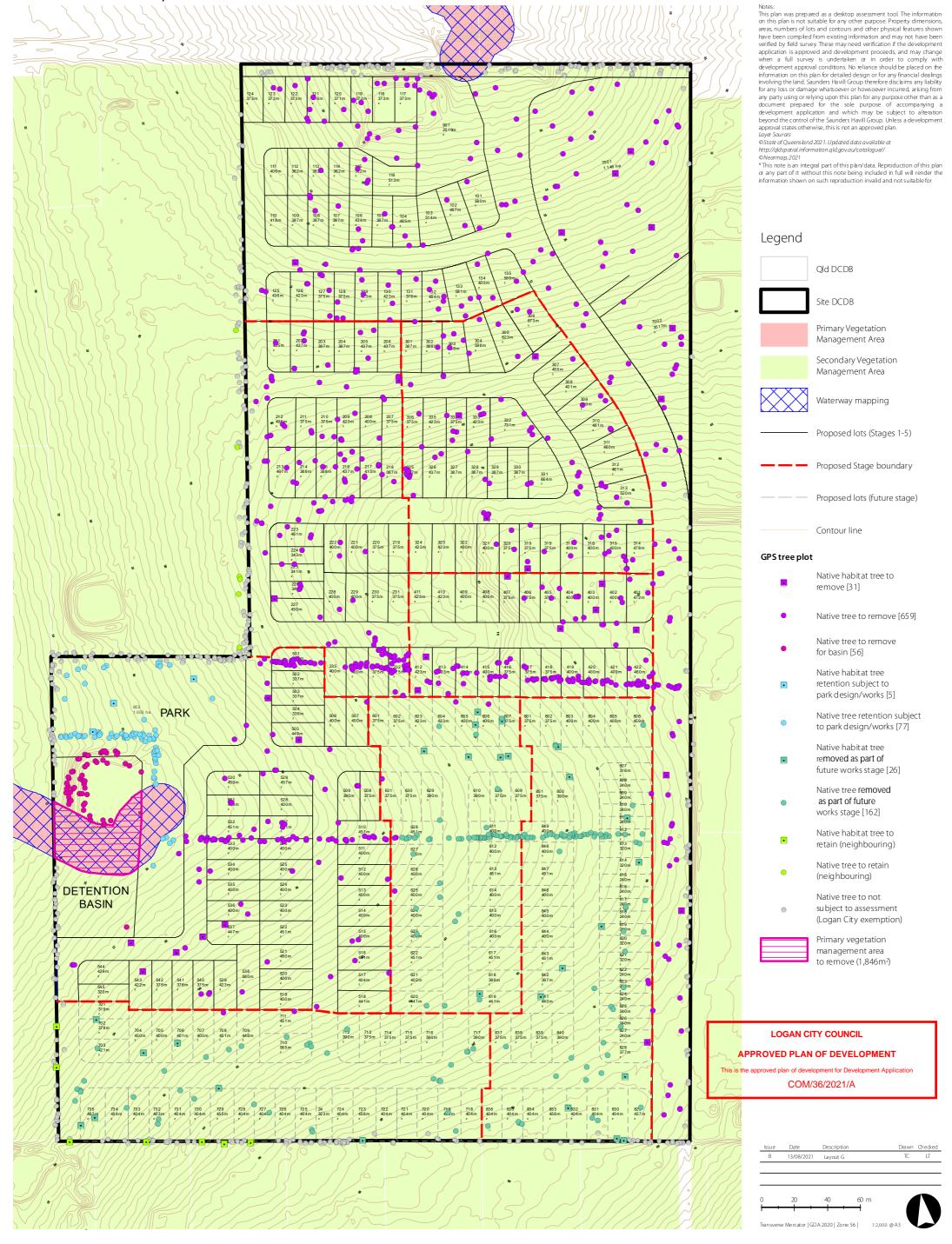
RP DESCRIPTION: Lot 3 on RP137533

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES 100 120 140

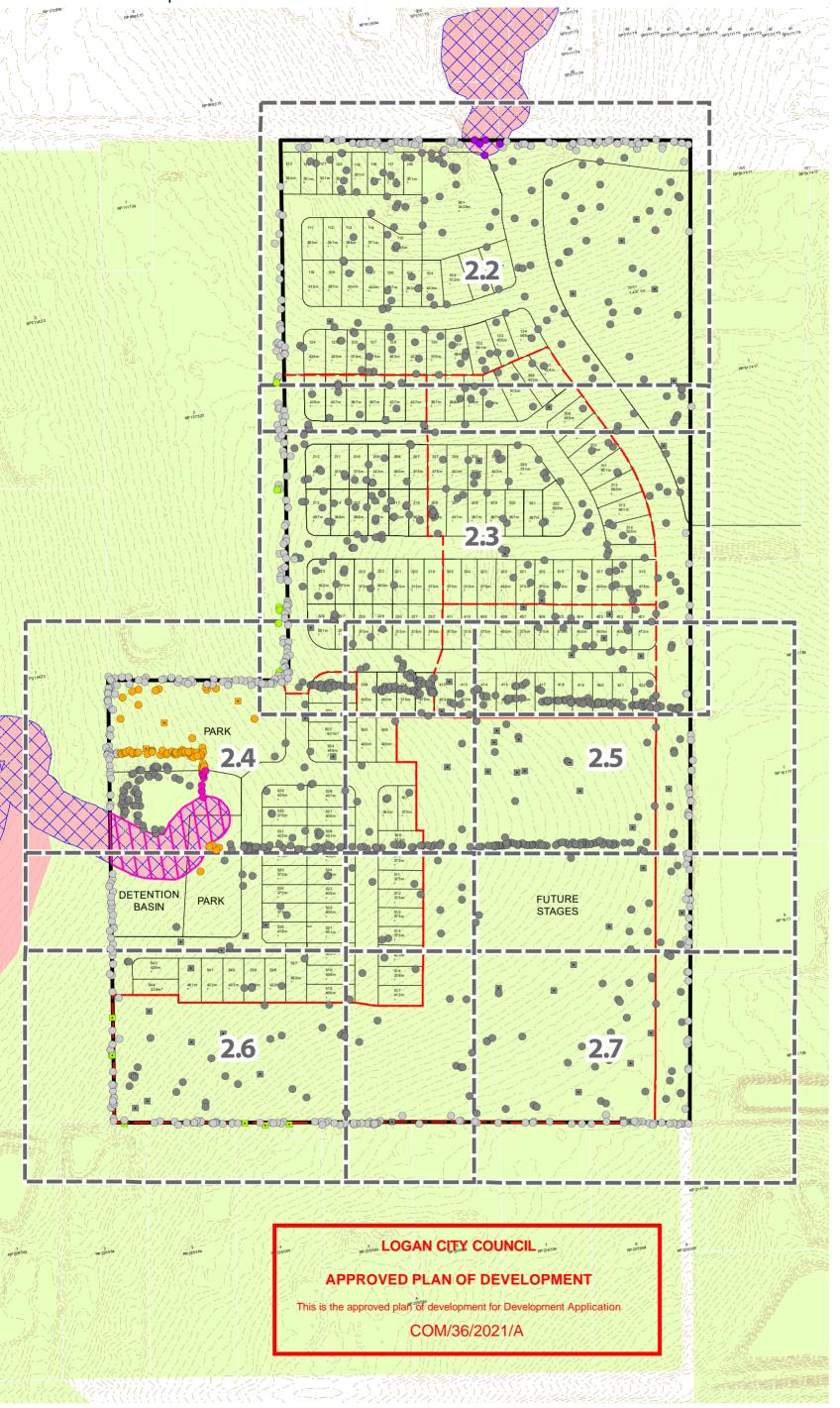
HB PARK RIDGE

PARK RIDGE ROAD, PARK RIDGE **2**4/03/2022 **1**0652 P 03 Rev Q - BLE 05

2.1 Developement Assessment



2.1 Development Assessment



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Legend

Qld DCDB

Site DCDB

Proposed Stage boundary

Proposed lots (Stages 1-5)

LCC PVMA to Remove [2,725m²]

Contour line

Primary Vegetation Management Area

Secondary Vegetation Management Area

Waterway mapping

for basin

GPS Tree Plot

Native habitat tree to remove for park Native tree to remove for park Native habitat tree [7] to retain Native tree to retain Native habitat tree removed as part of COM/36/2021 [57] Infrastructure Agreement Native tree removed as part of COM/36/2021 [877] Infrastructure Agreement Native tree not subject

to assessment

(Logan City exemption)

Native tree to remove

Native tree to remove

[12]

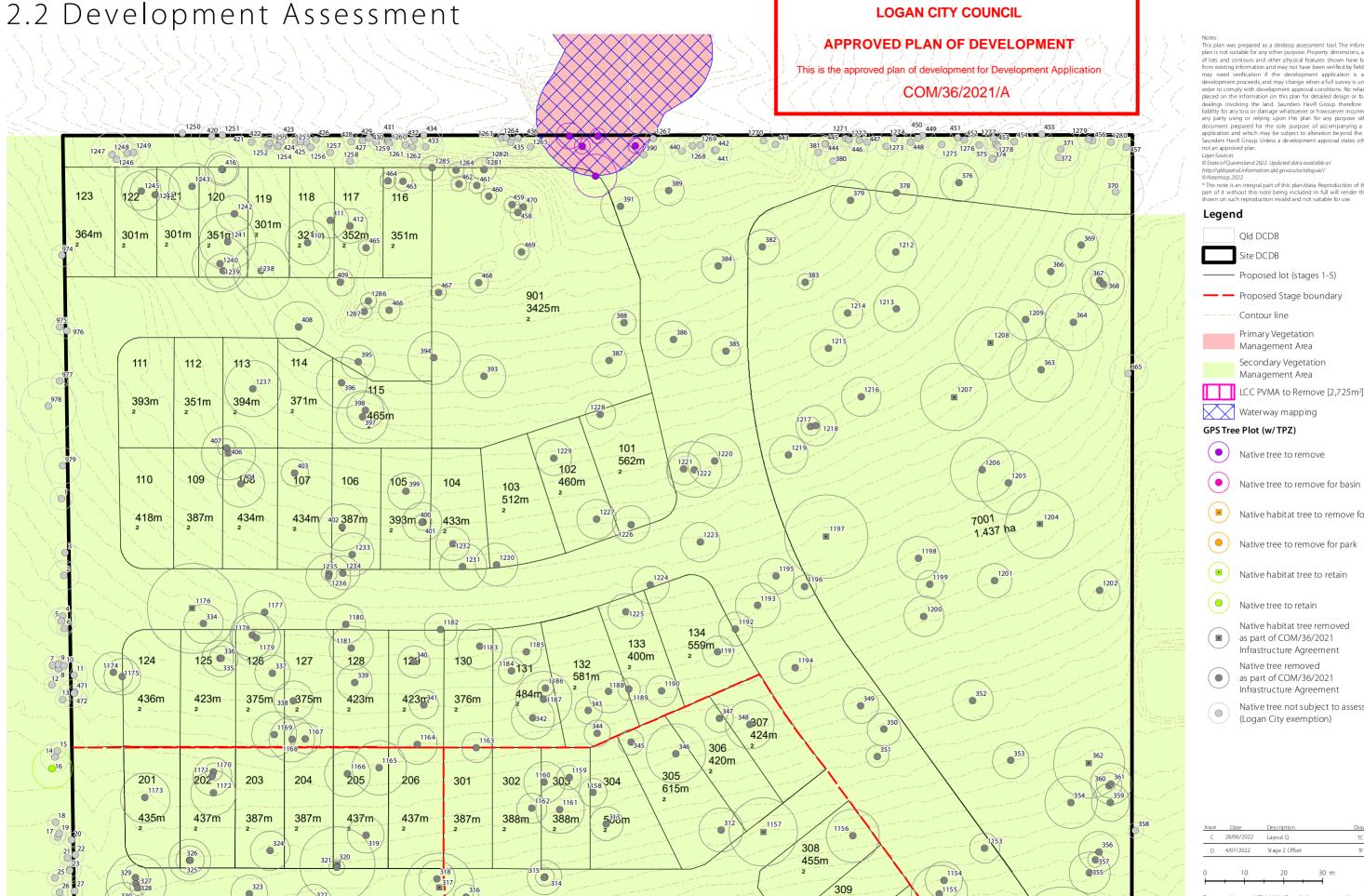
[430]







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Notes:

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Proposed Stage boundary

Native tree to remove

Native tree to remove for basin

Native habitat tree to remove for park [5]

Native tree to remove for park

Native habitat tree to retain

Native tree to retain

as part of COM/36/2021 Infrastructure Agreement

as part of COM/36/2021

Native tree not subject to assessment (Logan City exemption)

Tree Clearing Plan 1.3

Address / RPD: 3RP137533

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2.3 Development Assessment 305 302 This plan was prepared as a desktop assessment tool. 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 615m 1161 may need verification if the development application is approved an 437m 435m 437m 387m 387m 437m 387m 388m **5**88m 388m order to comply with development approval conditions. No relance should be placed on the information on this plan for detailed deslip or for any financial dealings involving the land. Saunders Havill Group therefore disclaims and liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a 308 357 320 455m document prepared for the sole purpose of accompanying a developr 355 unders Havill Group. Unless a development approval states otherwise, this 401m *This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use. **5**311 334 ¹ Legend 335 112 212 211 210 209 208 207 337 119 336 Qld DCDB 333 731m Site DCDB 496 111 461m 375m 375m 423m 400m 375m 375m 375m 423m 423m Proposed lot (stages 1-5) 312 305 Proposed Stage boundary 460m Contour line 286 Primary Vegetation 216 213 217 327 326 328 329 330 331 332 Management Area 313 609m 461m Secondary Vegetation 226 7225 Management Area 387m31 387m 497m 388m 388m . ■13m 437m 387m ²⁸² 387m 287 387m LCC PVMA to Remove [2,725m²] Waterway mapping 1135 520m GPS Tree Plot (w/TPZ) Native tree to remove 108 1080 Native tree to remove for basin 22 1103 1099 Native habitat tree to remove for park [5] 318 1076 22/3 222 221 220 219 325 324 323 322 321 320 316 315 319 1,141 Native tree to remove for park 375m 375m 400m 299 552m **3**75m 4001075 400m **3**15m 315m 375m 375m 315m 375m 400m 375m 400m 478m Native habitat tree to retain Native tree to retain Native habitat tree removed 226 as part of COM/36/2021 228 229 230 231 232 411 410 409 408 407 406 ²¹⁶ 405 404 403 402 Infrastructure Agreement 1074 107 Native tree removed ₁₀₉₂ 501m 375m 375m 400m 375m 375m 400m 1066 315m 315m 375m 375m 315m 400m 375m 375m as part of COM/36/2021 400m 400m 472m [877] Infrastructure Agreement 1063 Native tree not subject to assessment (Logan City exemption) LOGAN CITY COUNCIL APPROVED PLAN OF DEVELOPMENT 1090

415/

⁰²400m

423m 549

423m

1026 1028 164 1029 1026 1 75m 2 1027 165 2

417

418

419

420

28/06/2022 Layout Q D 4/07/2022 Stage 2 Offset

COM/36/2021/A



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421

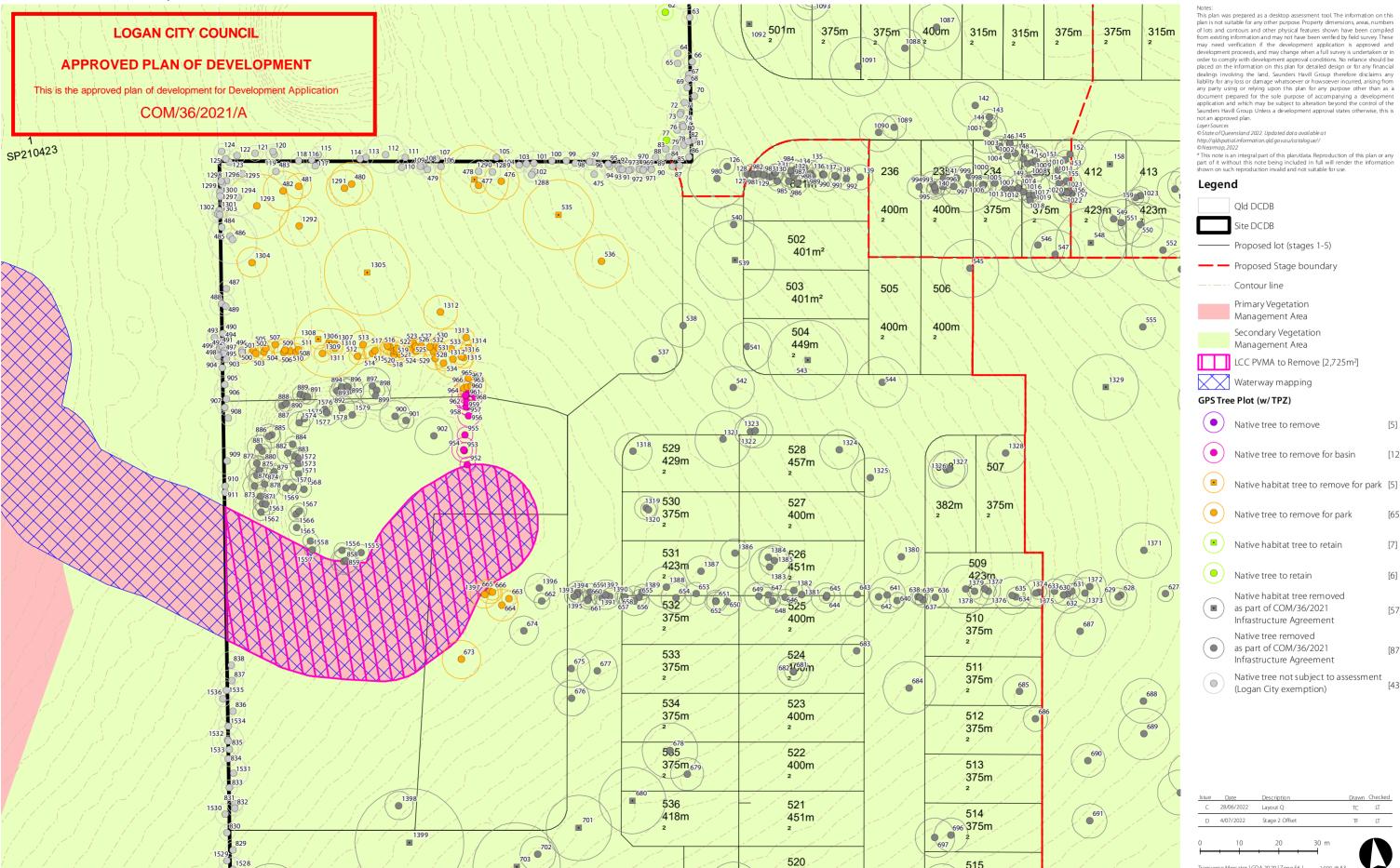
422

375m

400m

502

2.4 Development Assessment





Park Ridge Road, Park Ridge

Tree Clearing Plan 1.5
Address/RPD: 3RP137533

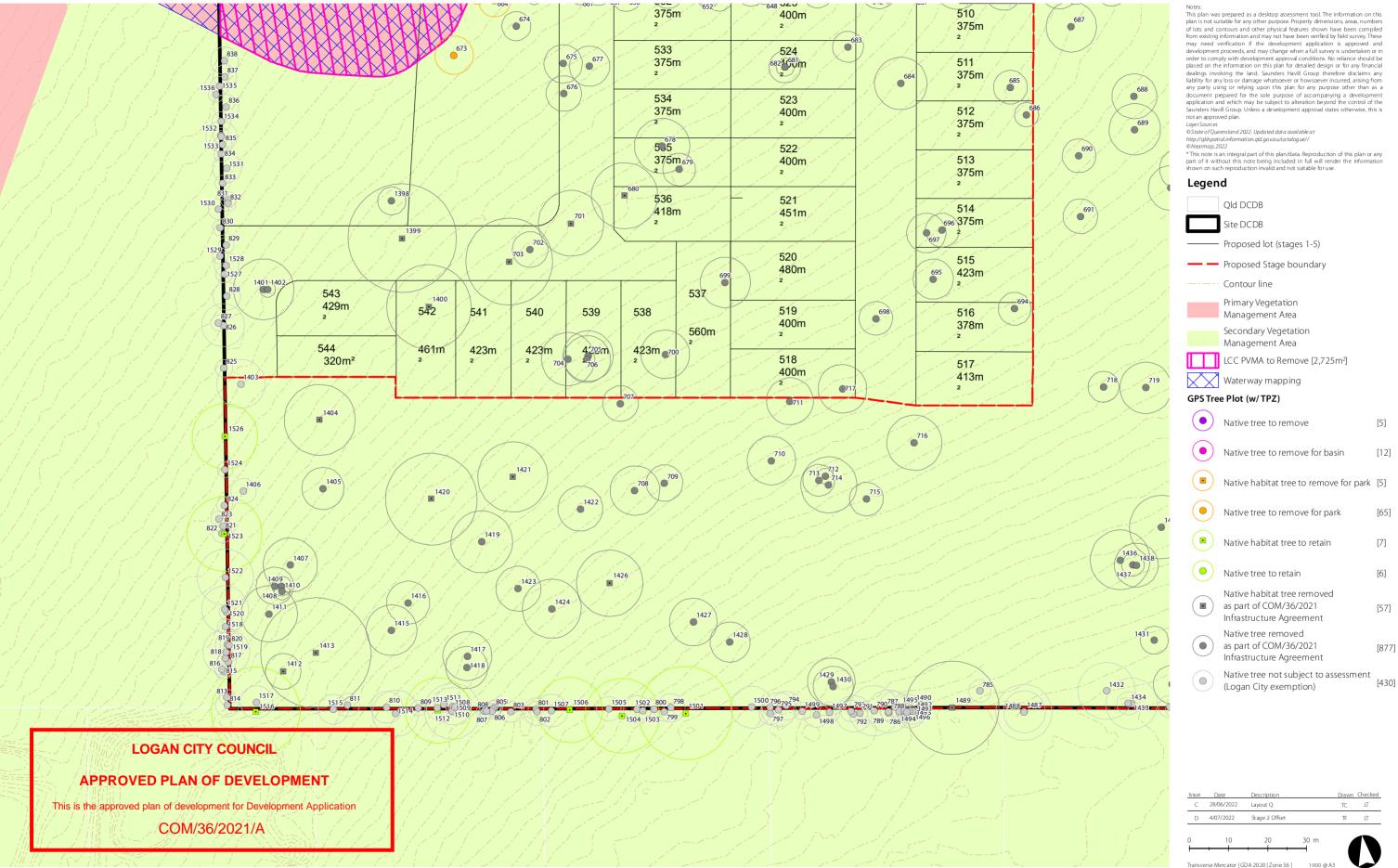
2.5 Development Assessment Notes:
This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These 400m 315m 375m 375m 315m 375m 315m 375m 400m 375m 375m 375m 400m 400m from existing information and may not have been vernice by near survey. The armay 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 order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document perpared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of 1063 Saunders Havill Group, Unless a development approval states otherwise, this *This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use. 236 ,414 419 421 422 415 418 420 Legend Qld DCDB 423m 400m Site DCDB 546 Proposed lot (stages 1-5) Proposed Stage boundary 505 506 Contour line Primary Vegetation Management Area 400m 400m Secondary Vegetation Management Area 561 563 562 LCC PVMA to Remove [2,725m²] **6**544 1330 Waterway mapping RP161785 GPS Tree Plot (w/TPZ) Native tree to remove Native tree to remove for basin 1326191327 507 Native habitat tree to remove for park [5] 382m 375m Native tree to remove for park Native habitat tree to retain 423m Native tree to retain 641 638 639 636 640 637 Native habitat tree removed as part of COM/36/2021 510 Infrastructure Agreement 375m Native tree removed as part of COM/36/2021 Infrastructure Agreement 511 375m Native tree not subject to assessment (Logan City exemption) 512 LOGAN CITY COUNCIL 375m APPROVED PLAN OF DEVELOPMENT 513 375m COM/36/2021/A RP161785 514 Layout Q 696 375m D 4/07/2022 Stage 2 Offset Tree Clearing Plan 1.6



Park Ridge Road, Park Ridge

Address / RPD: 3RP137533

2.6 Development Assessment





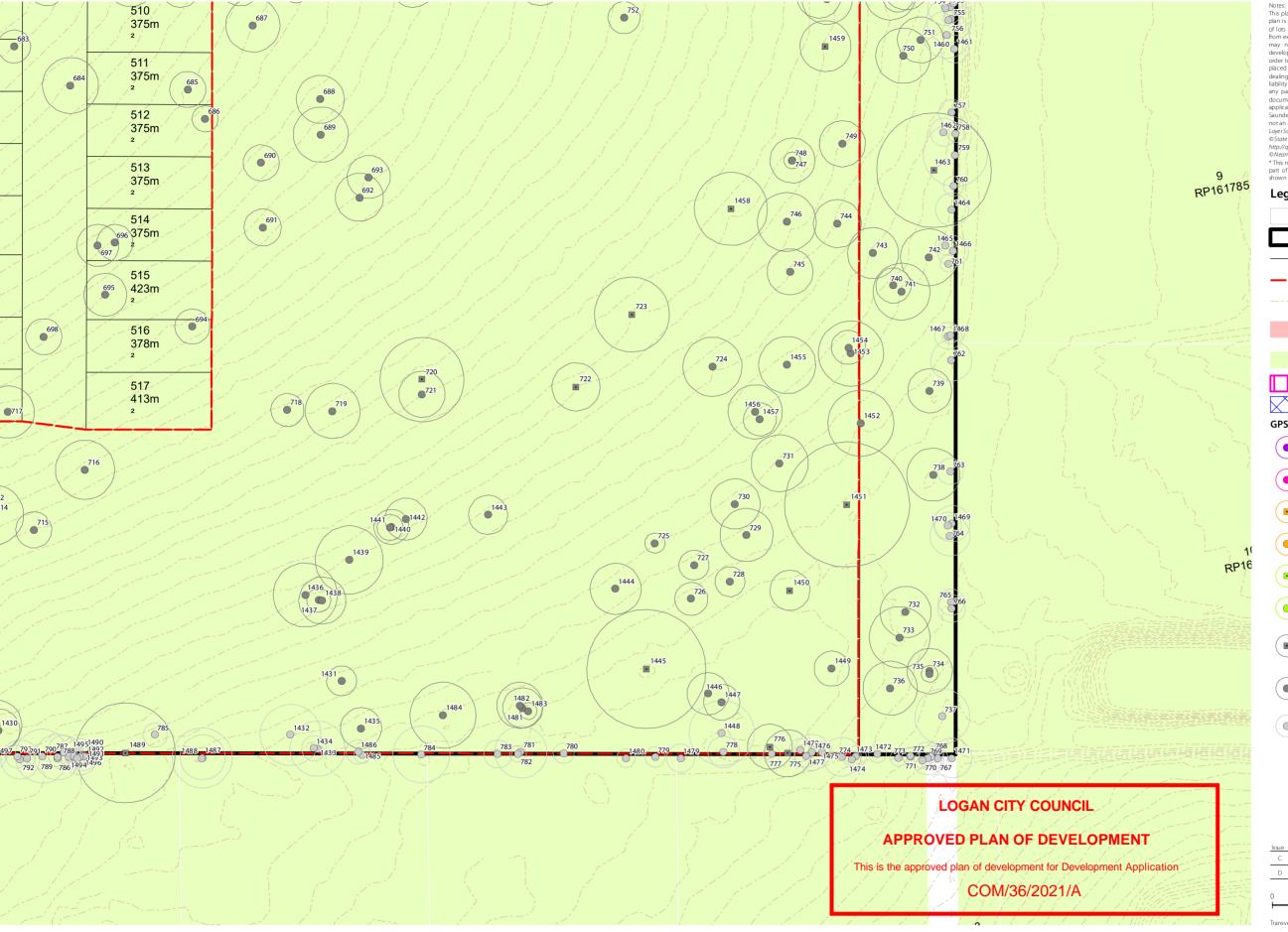
HBD (Qld) Pty Ltd

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4/07/2022 | J10652 E 02 2 Development Assessment D

Tree Clearing Plan 1.7

2.7 Development Assessment 510 375m 511



Notes:
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Legend

Qld DCDB Site DCDB

Proposed lot (stages 1-5)

Proposed Stage boundary

Contour line

Primary Vegetation Management Area

Secondary Vegetation Management Area

LCC PVMA to Remove [2,725m²]

Waterway mapping

GPS Tree Plot (w/TPZ)

Native tree to remove

Native tree to remove for basin

Native habitat tree to remove for park [5]

Native tree to remove for park

Native habitat tree to retain

Native tree to retain

Native habitat tree removed as part of COM/36/2021 Infrastructure Agreement

Native tree removed as part of COM/36/2021 [877] Infrastructure Agreement

Native tree not subject to assessment (Logan City exemption)

lssue	Date	Description	Drawn Checker
C	28/06/2022	Layout Q	TC LT
D	4/07/2022	Stage 2 Offset	TF LT



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