

STAGING PLAN - STAGES 6-8

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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

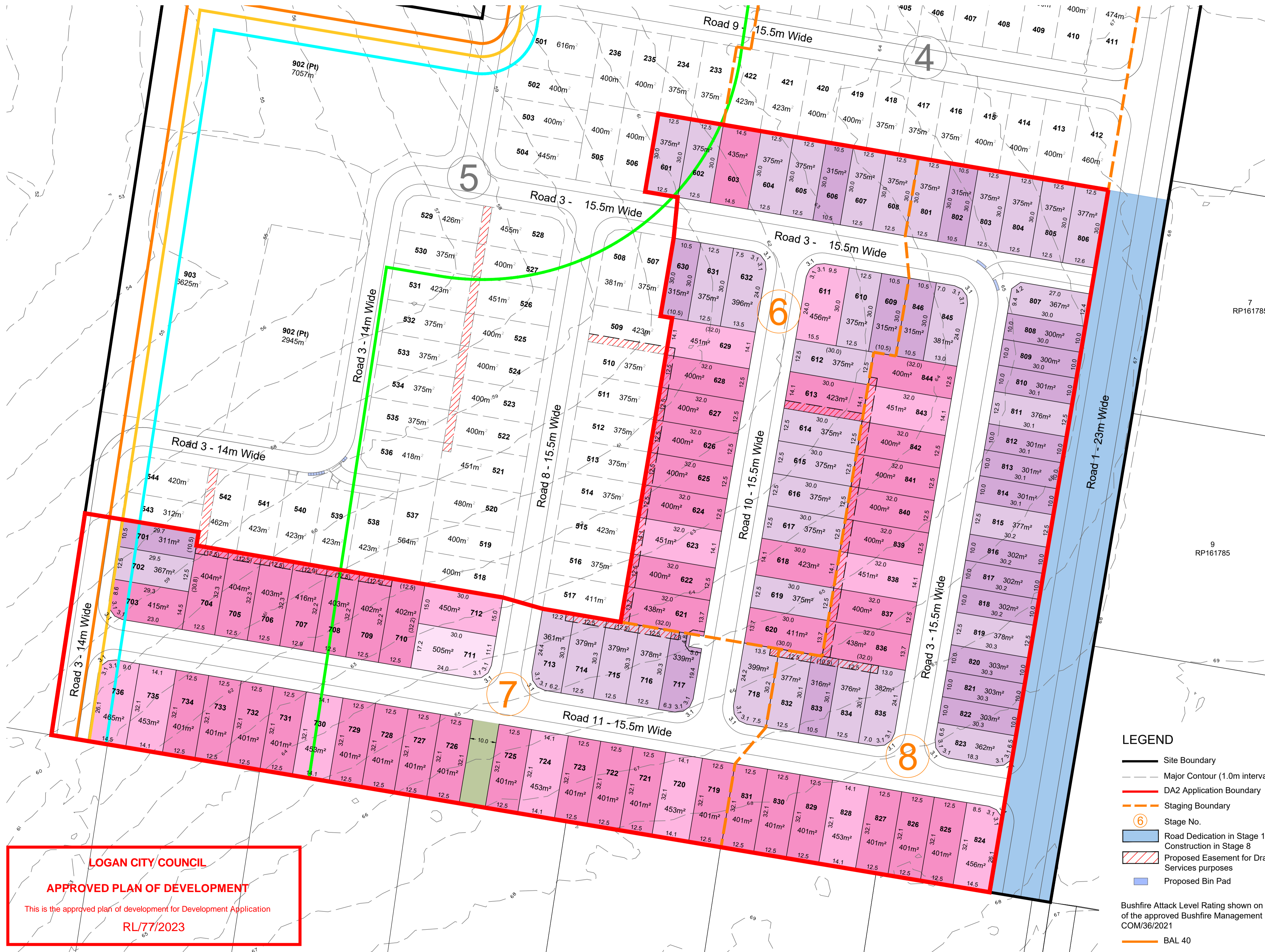
Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying 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.

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 invalid and not suitable for use.

SURVEY DATUM - DERIVED FROM SURVEY LOT CALCULATIONS (DWG FILE: 10652 S 13 LC C)



LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
RL77/2023

LEGEND

- Site Boundary
- - - Major Contour (1.0m interval)
- DA2 Application Boundary
- Staging Boundary
- ⑥ Stage No.
- Road Dedication in Stage 1 - Construction in Stage 8
- ▨ Proposed Easement for Drainage/ Services purposes
- Proposed Bin Pad

Bushfire Attack Level Rating shown on Figure 14 of the approved Bushfire Management Plan COM/36/2021

- BAL 40
- BAL 29
- BAL 19
- BAL 12.5

DEVELOPMENT STATISTICS - Stage 6			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
< 350m ²	3	9.4%	0.095 ha
350m ² - < 400m ²	15	46.9%	0.564 ha
400m ² - < 450m ²	11	34.4%	0.453 ha
450m ² - < 500m ²	3	9.4%	0.136 ha
Total Residential Allotments	32	100.0%	1.248 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.615 ha	—
Net Residential Area (no roads)	1.248 ha	77.3%
Road Areas	0.367 ha	22.7%
Total	1.615 ha	100.0%

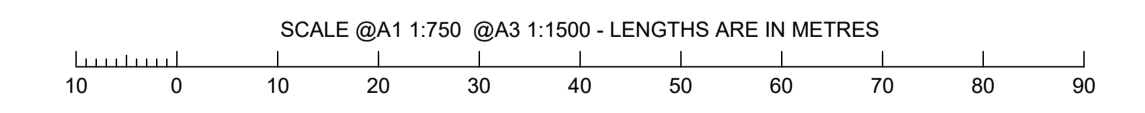
DEVELOPMENT STATISTICS - Stage 7			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
< 350m ²	2	5.6%	0.065 ha
350m ² - < 400m ²	6	16.7%	0.226 ha
400m ² - < 450m ²	21	58.3%	0.847 ha
450m ² - < 500m ²	6	16.7%	0.273 ha
500m ² - < 600m ²	1	2.8%	0.051 ha
Total Residential Allotments	36	100.0%	1.462 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	2.100 ha	0.0%
Net Residential Area (no roads)	1.462 ha	69.6%
Green Links / Pedestrian Links	0.032 ha	1.5%
Road Areas	0.606 ha	28.9%
Total	2.100 ha	100.0%

DEVELOPMENT STATISTICS - Stage 8			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
< 350m ²	15	32.6%	0.457 ha
350m ² - < 400m ²	14	30.4%	0.525 ha
400m ² - < 450m ²	13	28.3%	0.525 ha
450m ² - < 500m ²	4	8.7%	0.181 ha
Total Residential Allotments	46	100.0%	1.688 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	2.209 ha	—
Net Residential Area (no roads)	1.688 ha	76.4%
Road Areas	0.521 ha	23.6%
Total	2.209 ha	100.0%

RP DESCRIPTION: Lot 3 on RP137533



HB PARK RIDGE