

NOTICE
 The Approved Plan of Development for Development Approval
 RL/93/2008/C
 subject to changes in the conditions of approval and there being a Court consent order that changes the development approval.

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
 RL/93/2008/H

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 may 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.

The 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.

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.

STATISTICS

No. of Proposed Lots.....	62
Length of New Road.....	1258 m
Area of New Road.....	3.454 ha
Area of Park.....	38.2 ha
Total Area of Subdivision....	74.9 ha

- 10 m wide Access Easement
- Easement over Q100
- Drainage Easement
- Building Envelope
- 4444 m²** Building Envelope Area
- Q100

BUILDING ENVELOPE NOTES

All buildings, structures and other improvements (including, without limitation, swimming pools, earthworks, water storage tanks, wastewater treatment equipment, etc. unless otherwise specified on this plan) must be located within the primary building envelopes, subject to the provisions of the Logan Planning Scheme 2015 (such as, without limitation, maximum site coverage, setback to boundaries and setback to identified waterways) and any other relevant legislation.

Effluent disposal areas must be located primarily within the primary building envelope and may be extended into secondary envelopes only when it is absolutely required, both subject to the requirements of the Council endorsed Effluent Disposal Assessment and any other relevant legislation. Wastewater treatment and disposal is to be by way of an advanced secondary wastewater treatment system with the disposal of treated effluent by way of an approved method (i.e. surface irrigation and/or sub-surface irrigation). In the case of proposed lots 1215 to 1221 inclusive and 1223 to 1230 inclusive, the treatment system shall be in the form of an advanced secondary treatment and nutrient removal Domestic Membrane System (DMS).

Fences may be located within and outside the building envelopes but must comply with the relevant conditions of the development permit for reconfiguration of Lot RL/93/2008 issued by Logan City Council.

Building Envelopes are generally 10 metres offset from Road Boundaries and 8 metres offset from side and rear boundaries unless otherwise shown.

Dimensions are approximately only and subject to final survey.

Scale 1:1500 - Lengths are in Metres.

SH saunders havill group
 web www.saundershavill.com
 phone (07) 3251 9444 fax (07) 3251 9455
 address 9 Thompson St Bowen Hills Q 4006

■ surveying ■ town planning ■ urban design ■ environmental management ■ landscape architecture

Revision	No.	by	Date	Description	Design
	A	AJB	26/10/15	Original Issue	Date
	B	AJB	09/11/15	BE Lot 1202 & 1204 amended	Drawn AJB
	C	AJB	04/01/16	Envelopes amended	Date 26/10/2015
					Checked

BUILDING ENVELOPE PLAN - STAGE 12
SPRING MOUNTAIN ESTATE - GREENBANK
 MTA Superannuation Fund (Flagstone Creek and Spring Mountain Park) Property Pty Ltd

Level Datum: AHD der.	Lot Description
Origin of Levels:	Lot 811 on SP103403
RL of Origin:	Locality of Flagstone Parish of Stapylton County of Stanley
Contour Interval:	

surveying
 Scale @A1 1: 1500
 @A3 1: 3000
 Dwg No. 7512 P 02 BE C



NOTICE
 The Approved Plan of Development for Development Approval
 RL/93/2008/C
 subject to changes in the conditions of approval and there being a Court consent order that changes the development approval.

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
 RL/93/2008/H

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.

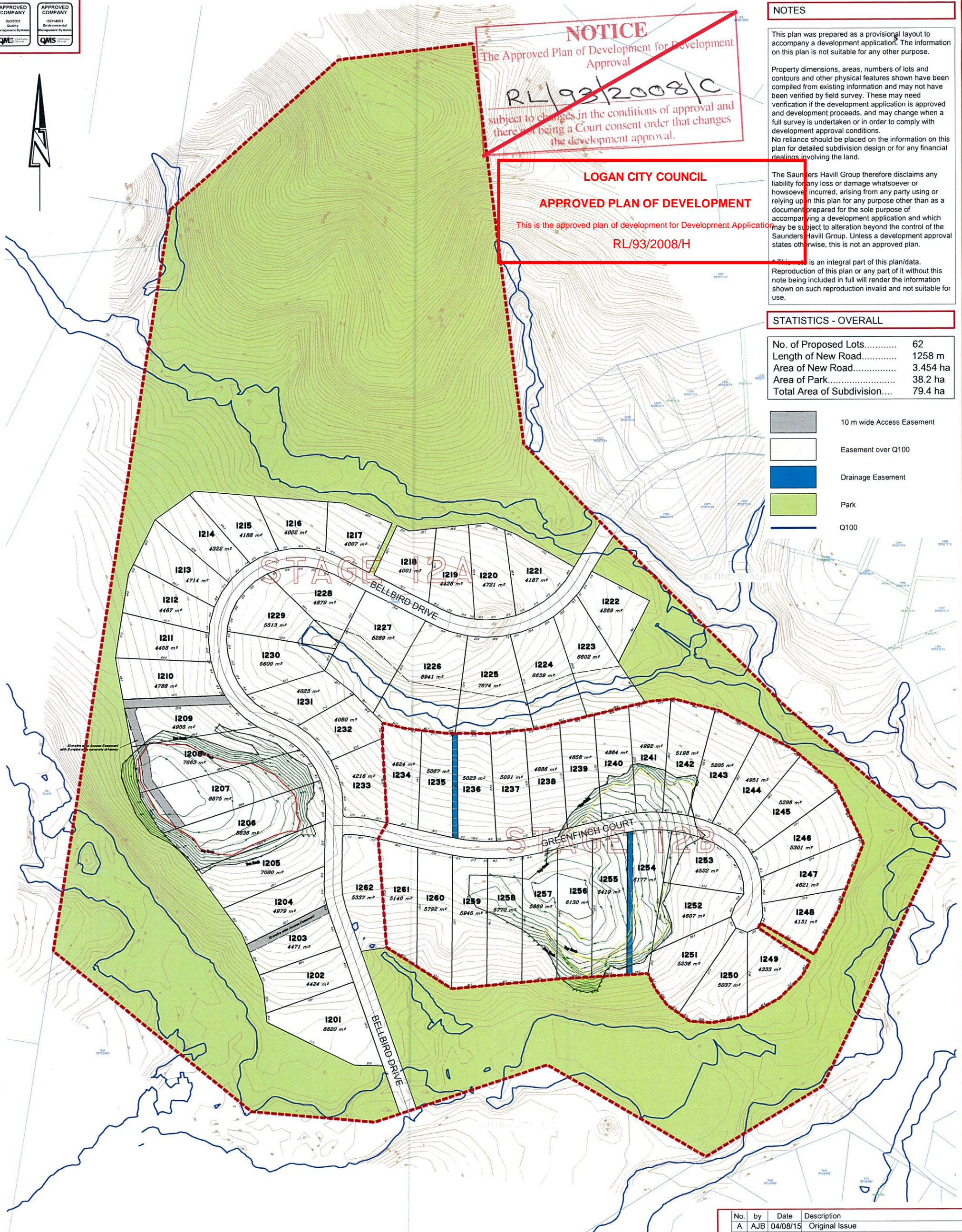
The Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be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

This plan 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.

STATISTICS - OVERALL

No. of Proposed Lots.....	62
Length of New Road.....	1258 m
Area of New Road.....	3.454 ha
Area of Park.....	38.2 ha
Total Area of Subdivision....	79.4 ha

- 10 m wide Access Easement
- Easement over Q100
- Drainage Easement
- Park
- Q100



STATISTICS - STAGE 1

No. of Proposed Lots.....	34
Length of New Road.....	758 m
Area of New Road.....	2.373 ha
Area of Park.....	38.2 ha
Total Area of Subdivision....	59.31 ha

STATISTICS - STAGE 2

No. of Proposed Lots.....	28
Length of New Road.....	500 m
Area of New Road.....	1.081 ha
Area of Park.....	Nil
Total Area of Subdivision....	79.4 ha

No.	by	Date	Description
A	AJB	04/08/15	Original Issue
B	AJB	27/08/15	Minor amendments to all Lots
C	AJB	27/10/15	Easement added Lot 1204
D	AJB	09/11/15	Emt Lot 1204 removed, added Lot 1203

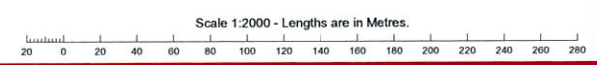
Level Datum: AHD der.
 Origin of Levels: Lot 811 on SP103403
 RL of Origin:
 Contour Interval: 1.0
 Locality of Flagstone Parish of Staplyton County of Stanley

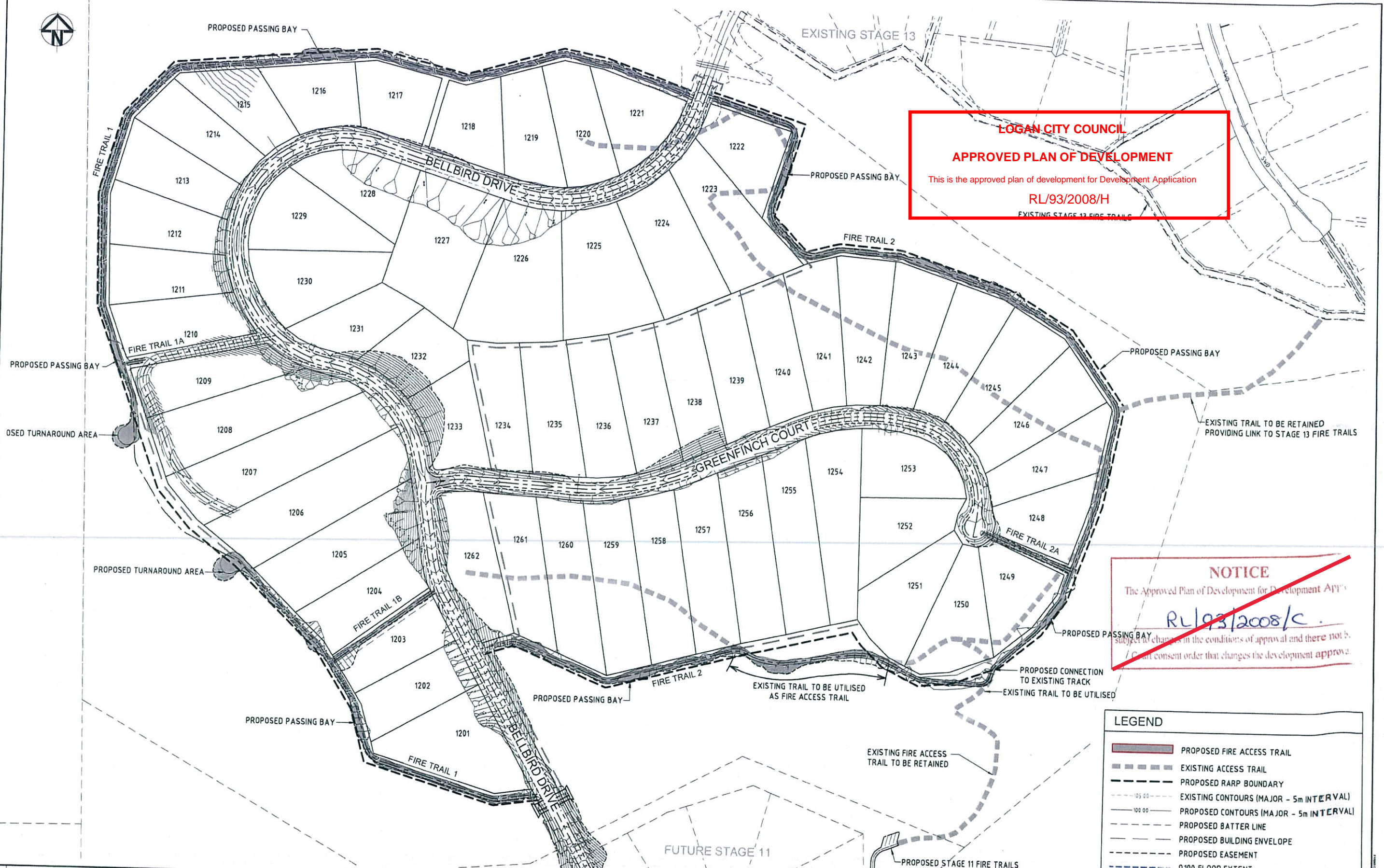
saunders havill group
 Saunders Havill Group Pty Ltd ABN 24 144 972 949
 Brisbane • Emerald • Gladstone
 head office 9 Thompson St Bowen Hills Q 4006
 phone 1300 123 5HG web www.saundershavill.com

■ surveying ■ town planning ■ urban design ■ environmental management ■ landscape architecture

Plan of **PROPOSAL PLAN - STAGE 12**
 Project **SPRING MOUNTAIN ESTATE - GREENBANK**
 Client **MTAA Superannuation Fund (Flagstone Creek and Spring Mountain Park) Property Pty Ltd**

town planning
 Scale @A1 1: 2000
 @A3 1: 4000
 Dwg No. **7512 P 01 PP D**





LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
RL/93/2008/H
 EXISTING STAGE 13 FIRE TRAILS

NOTICE
 The Approved Plan of Development for Development App'n
RL/93/2008/C
 is subject to changes in the conditions of approval and there not be
 Council consent order that changes the development approval.

LEGEND	
	PROPOSED FIRE ACCESS TRAIL
	EXISTING ACCESS TRAIL
	PROPOSED RARP BOUNDARY
	EXISTING CONTOURS (MAJOR - 5m INTERVAL)
	PROPOSED CONTOURS (MAJOR - 5m INTERVAL)
	PROPOSED BATTER LINE
	PROPOSED BUILDING ENVELOPE
	PROPOSED EASEMENT
	Q100 FLOOD EXTENT

REV	DESCRIPTION	DRAWN	DATE
A	ORIGINAL ISSUE	K.E.	03.11.15

THIS DESIGN AND PLAN IS COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART OR TO BE USED ON ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF SEDGMAN CONSULTING PTY LTD. DRAWING IS NOT TO BE SCALED.

SCALE 1:1 (AT ORIGINAL SHEET SIZE)

SCALE 30 15 0 15 30 45 60 1:1500

ORIGINAL SHEET SIZE A1

CLIENT

PEET

PROJECT

SPRING MOUNTAIN STAGE 12

STAGE / PHASE PRELIMINARY NOT FOR CONSTRUCTION

SEDGMAN

LEVEL 1, 193 FERRY ROAD SOUTHPORT QLD 4215 AUSTRALIA
 T 07 5558 4218 consult@sedgman.com www.sedgman.com/sedgman-consulting

TASK	BY	INITIAL	DATE	APPROVED	RPEQ No
REVIEW	INIT				
DESIGN	INIT				
DRAWN	INIT				

TITLE: FIRE TRAIL OVERALL LAYOUT PLAN

DRAWING NUMBER: A441-S-12-3016

REVISION: A