

PROPOSAL PLAN - DA1

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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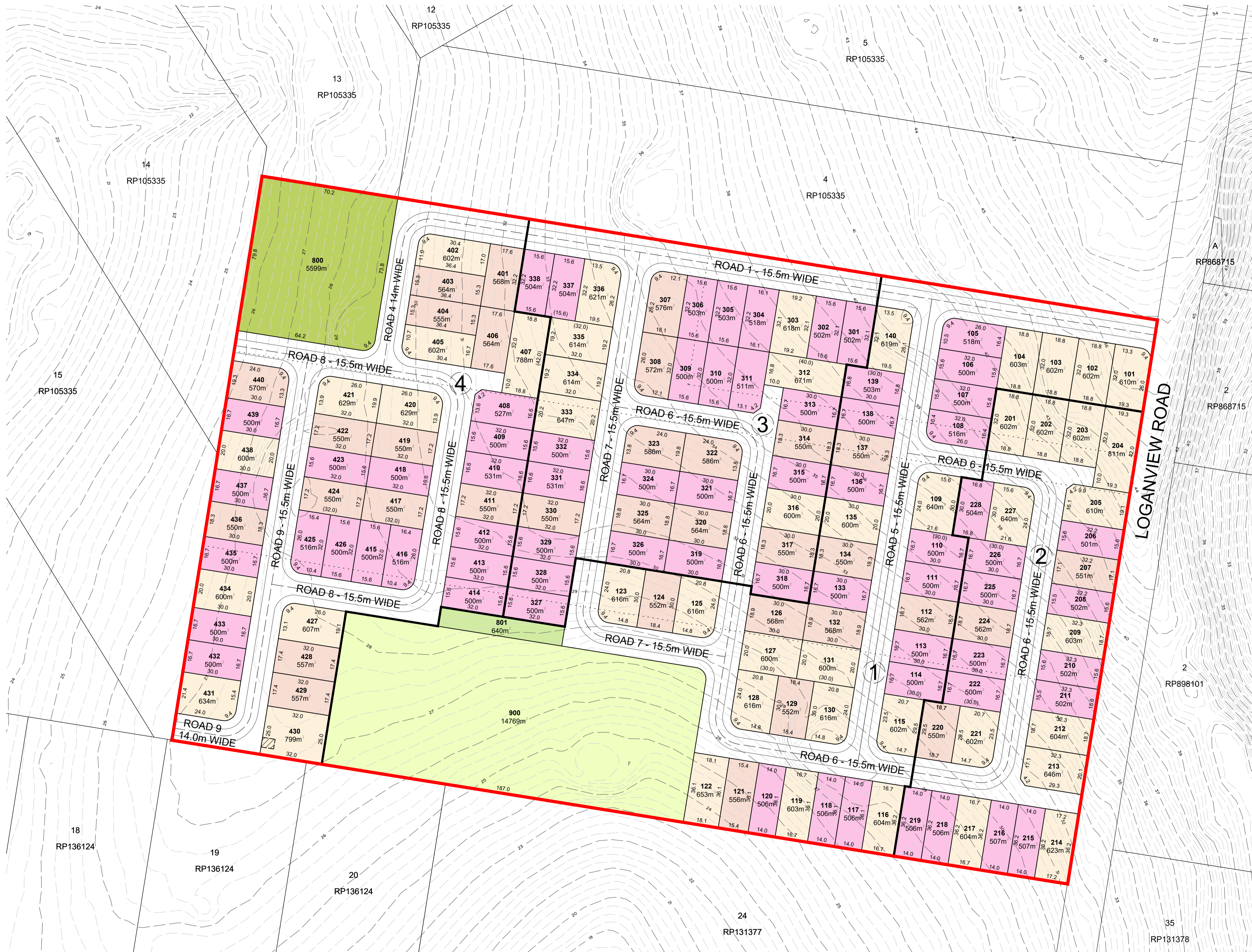
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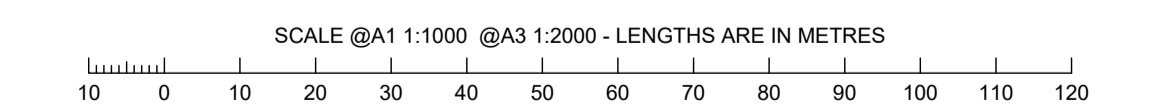
LEGEND

- Site Boundary
- Stage Boundary
- 1 Stage Number
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Proposed Temporary Turnaround Easement



DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
500m ² - < 550m ²	67	45.9%	3,377 ha
550m ² - < 600m ²	33	22.6%	1,845 ha
> 600m ²	46	31.5%	2,884 ha
Total Residential Allotments	146	100.0%	8,106 ha
Nett Residential Area (Ha)	8,106 ha	—	—
Average Lot Size (m ²)	555 m ²	—	—
Density (dw/ha)	18.0 dw/ha	—	—
Land Budget			
Area of Subject Site / Stage	13,514 ha	—	—
Nett Residential Area (no roads)	8,106 ha	60.0%	—
Detention / Drainage	1,477 ha	10.9%	—
Local Park	0,560 ha	4.1%	—
Pedestrian Linkage	0,064 ha	0.5%	—
Road Areas	3,307 ha	24.5%	—
Total	13,514 ha	100.0%	—

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235



Q M PROP CO No.2 PTY LTD

STAGE 1 PLAN

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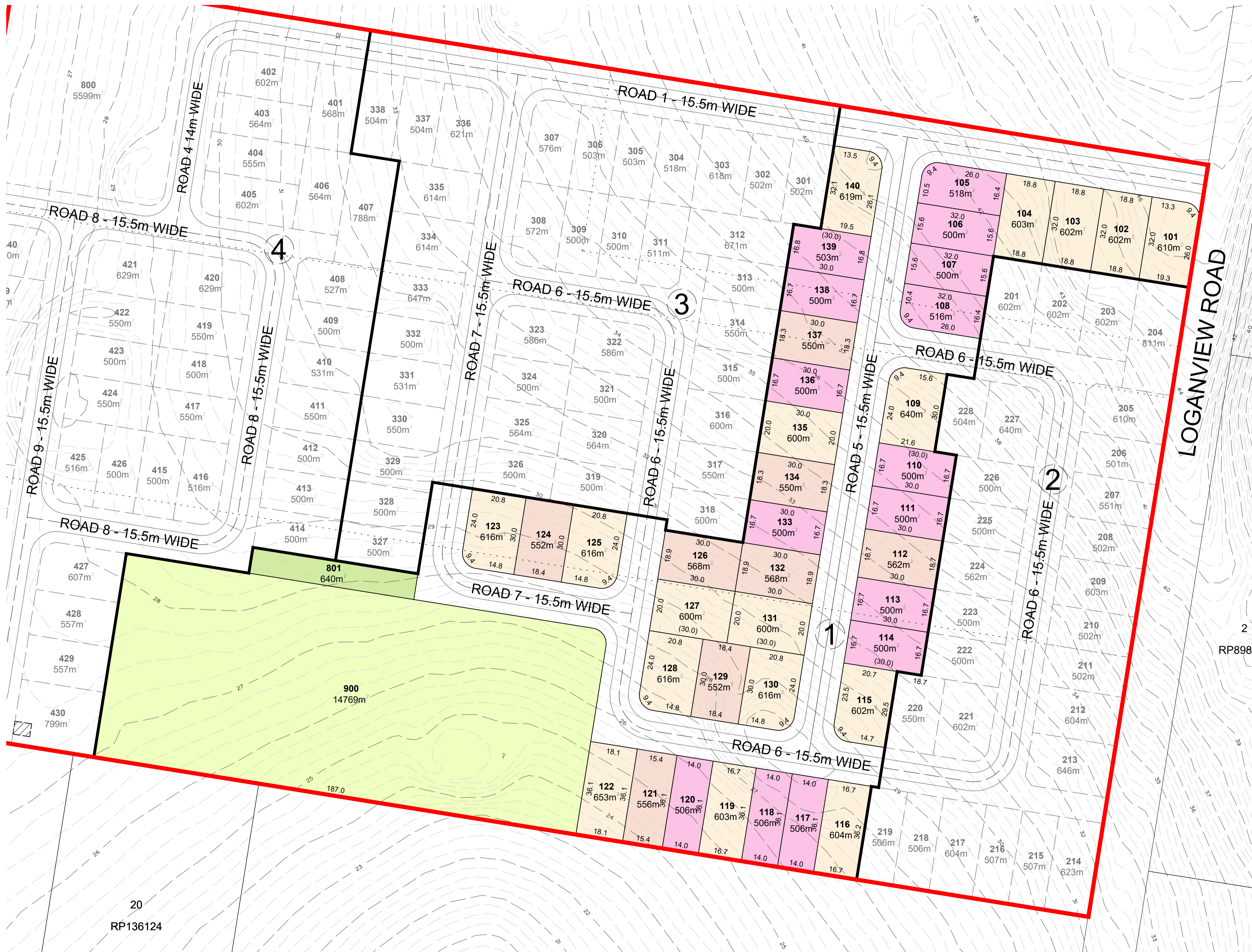
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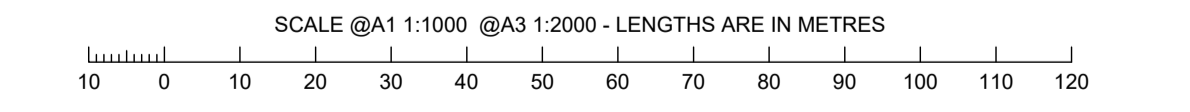
LEGEND

- Site Boundary
- Stage Boundary
- 1 Stage Number
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Proposed Temporary Turnaround Easement



DEVELOPMENT STATISTICS - Stage 1			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
500m² - < 550m²	15	37.5%	0.756 ha
550m² - < 600m²	8	20.0%	0.446 ha
> 600m²	17	42.5%	1.040 ha
Total Residential Allotments	40	100.0%	2.242 ha
Land Budget		Area (Ha)	%
Area of Subject Site / Stage		4.862 ha	
Nett Residential Area (no roads)		2.242 ha	46.1%
Detention / Drainage		1.477 ha	30.4%
Pedestrian Linkage		0.064 ha	1.3%
Road Areas		1.079 ha	22.2%
Total		4.862 ha	100.0%

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235



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STAGE 2 PLAN

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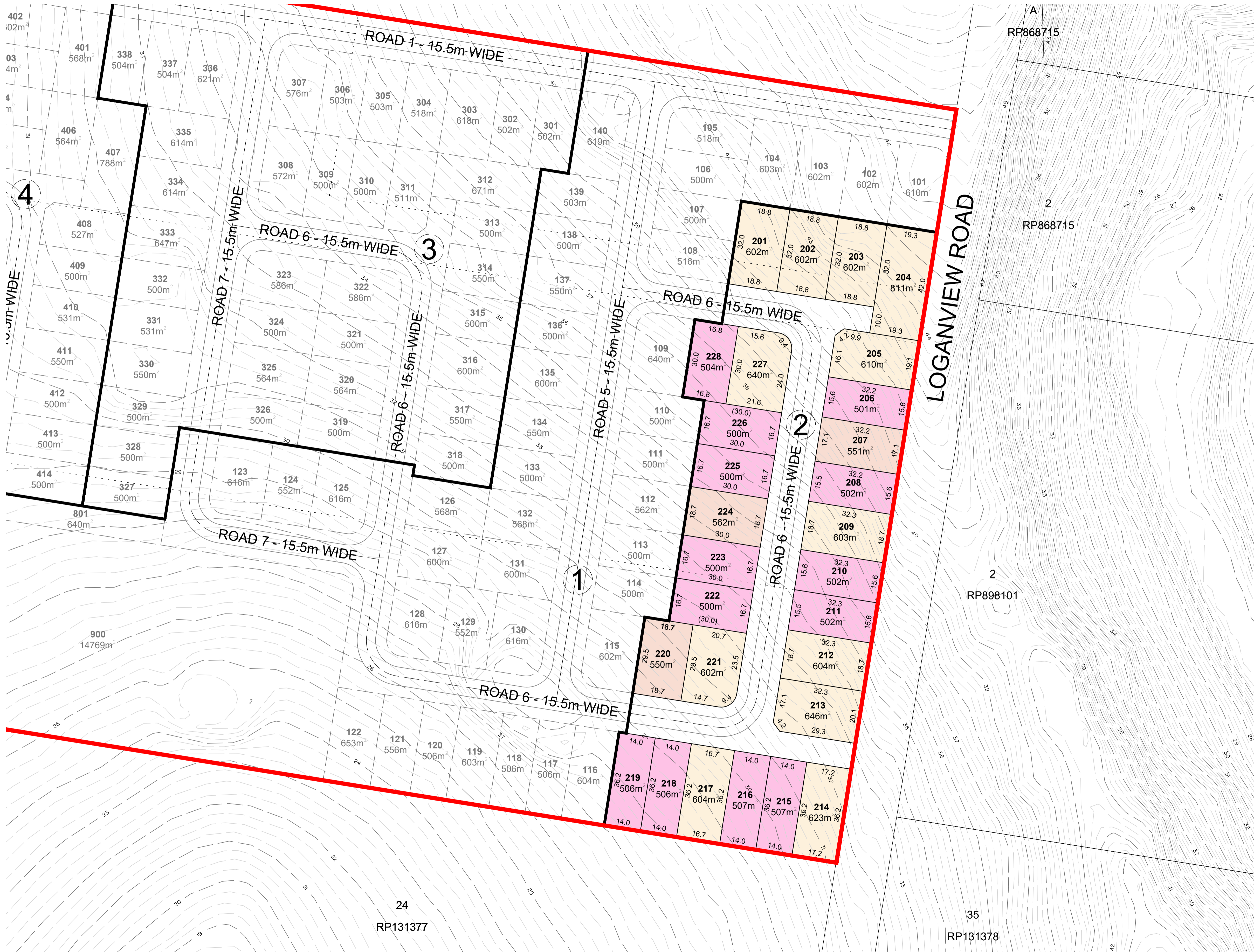
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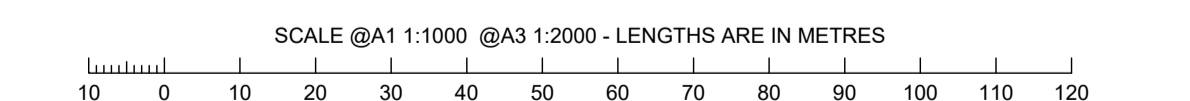
LEGEND

- Site Boundary
- Stage Boundary
- 1 Stage Number
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)



DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
500m ² - < 550m ²	13	46.4%	0.654 ha
550m ² - < 600m ²	3	10.7%	0.166 ha
> 600m ²	12	42.9%	0.755 ha
Total Residential Allotments	28	100.0%	1.575 ha
Land Budget			
Area of Subject Site / Stage	2.000 ha		
Nett Residential Area (no roads)	1.575 ha	78.8%	
Road Areas	0.425 ha	21.2%	
Total	2.000 ha	100.0%	

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235



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STAGE 3 PLAN

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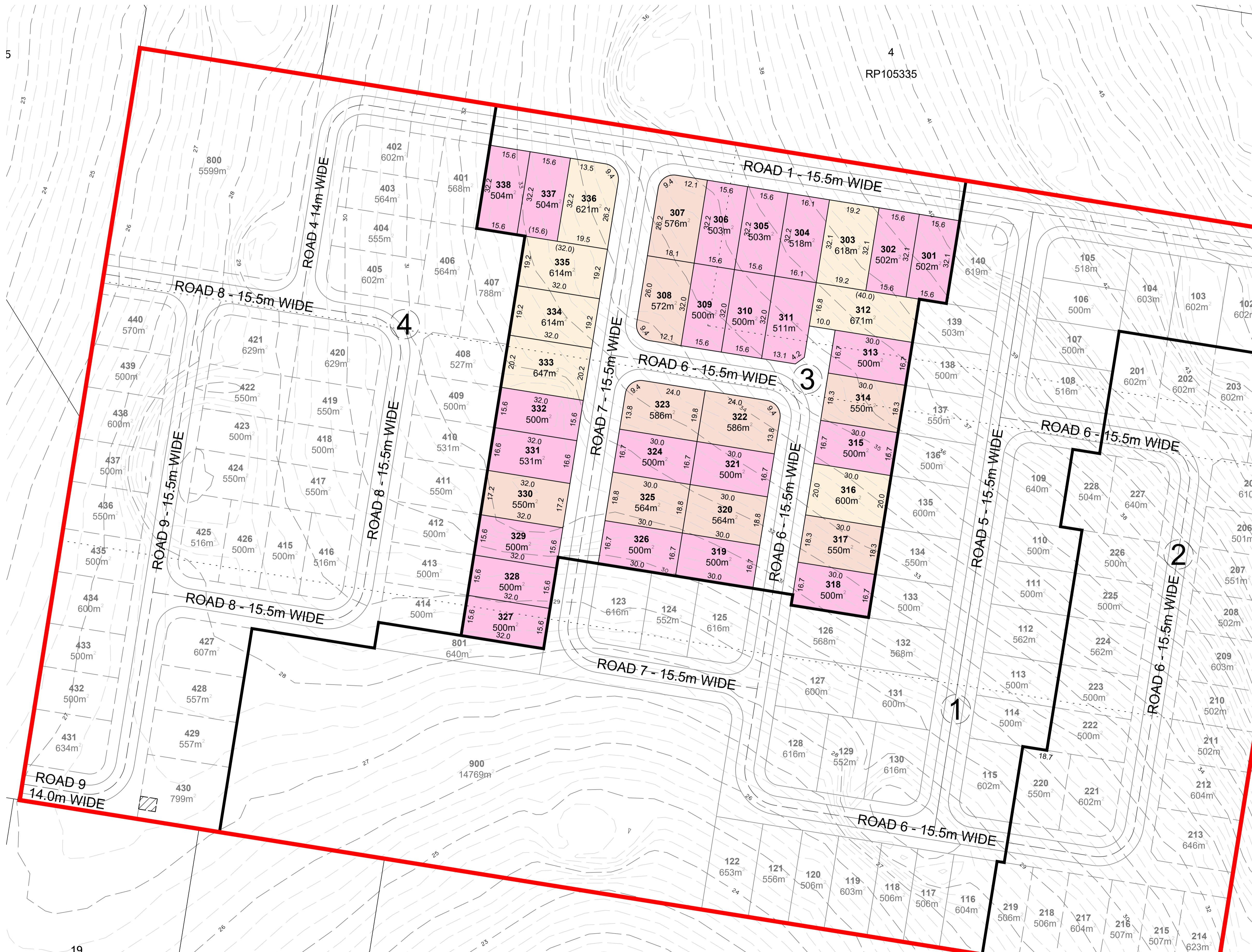
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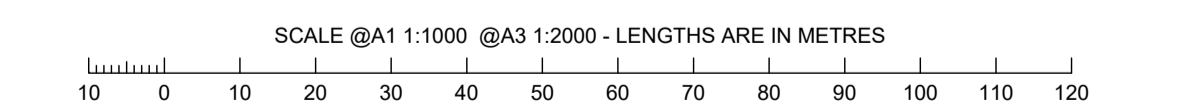
LEGEND

- Site Boundary
- Stage Boundary
- 1 Stage Number
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Proposed Temporary Turnaround Easement



DEVELOPMENT STATISTICS - Stage 3			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
500m ² - < 550m ²	22	57.9%	1.108 ha
550m ² - < 600m ²	9	23.7%	0.510 ha
> 600m ²	7	18.4%	0.439 ha
Total Residential Allotments	38	100.0%	2.057 ha
Land Budget		Area (Ha)	%
Area of Subject Site / Stage		2.822 ha	
Nett Residential Area (no roads)		2.057 ha	72.9%
Road Areas		0.765 ha	27.1%
Total		2.822 ha	100.0%

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235



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100,110,120,128, 130 & 140 LOGANVIEW ROAD , LOGAN RESERVE 09/08/2022 10642 P 07 Rev E - STG 03

STAGE 3 PLAN

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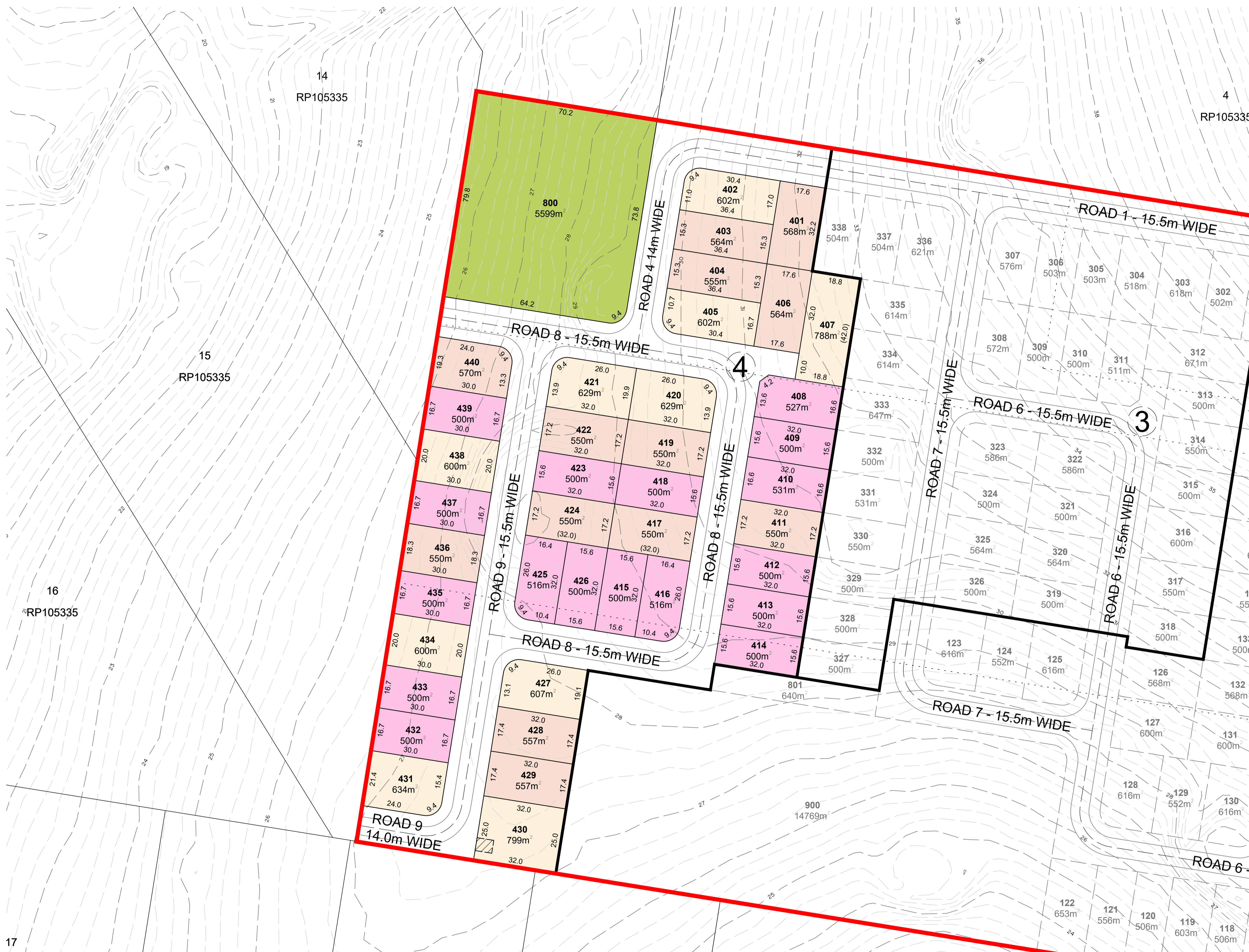
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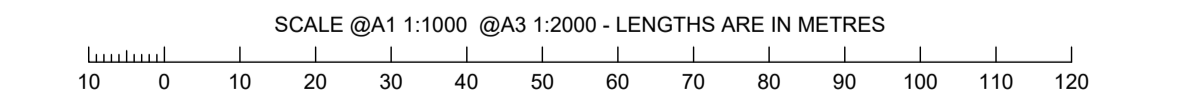
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DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
500m ² - < 550m ²	17	42.5%	0.859 ha
550m ² - < 600m ²	13	32.5%	0.723 ha
> 600m ²	10	25.0%	0.650 ha
Total Residential Allotments	40	100.0%	2.232 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	3.830 ha	
Nett Residential Area (no roads)	2.232 ha	58.3%
Local Park	0.560 ha	14.6%
Road Areas	1.038 ha	27.1%
Total	3.830 ha	100.0%

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235



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PLAN OF DEVELOPMENT - STAGE 1

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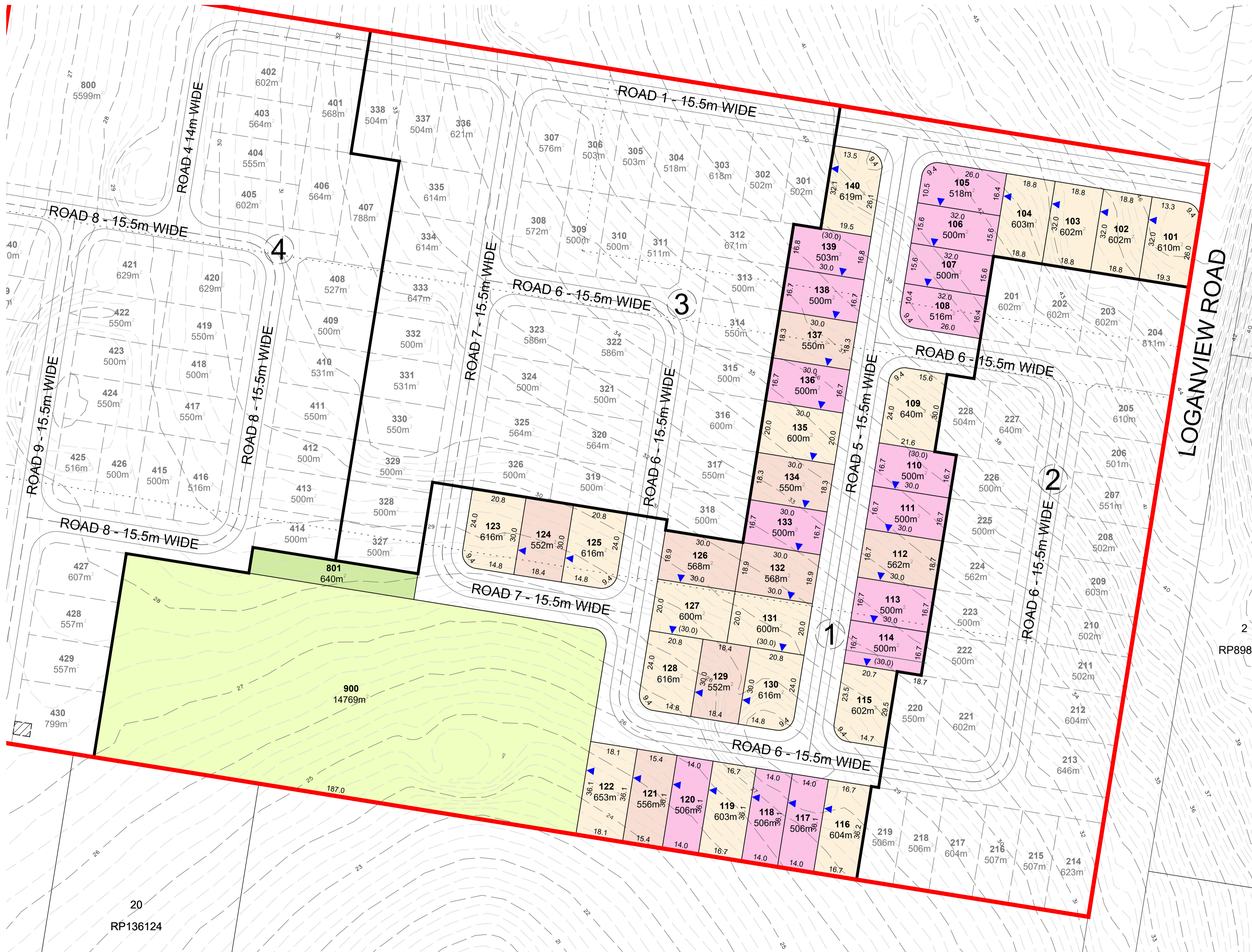
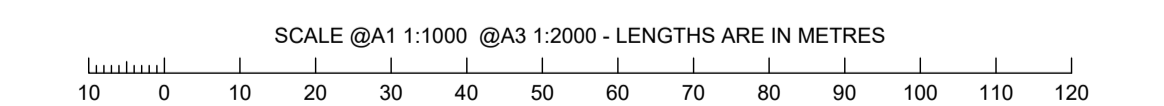
LEGEND

- Site Boundary
- Stage Boundary
- 1 Stage Number
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Proposed Temporary Turnaround Easement
- ▼ Potential Built to Boundary Wall location

General Requirements:

1. Building requirements are as per MP1.2 of the Queensland Development Code unless varied below.
2. Site coverage is to be maximum of 50%. Lots between 500m² to 599m² allowance for an additional 10% site coverage for open structures such as porticos, patios, covered first floor balconies, verandas and porches.
3. Front building setback to be a minimum 5m to face of wall.
4. Minimum building setback to secondary frontage (corner allotment) to be a minimum 3m to face of wall.
5. Front entry portico, covered first floor balcony, veranda or porch may encroach 1m into the front setback.
6. Garages are to be setback a minimum 6m from the front boundary.
7. A minimum of one window or balcony of a habitable room is to face the street.
8. The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m.
9. Buildings are to be a maximum of 2 storeys.
10. Built to Boundary Walls are permitted on specified boundaries only.
11. Built to Boundary Walls are to have a maximum length of 9.0m and a maximum height of 3.5m. No windows or openings are to be built along the built to boundary wall.
12. Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage.
13. Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with Logan City Council guidelines.
14. A minimum private open space area of 30m² with a minimum dimension of 5m is required.
15. Building is not permitted within easements.
16. All dwelling designs are to be approved by QM Prop Co No.2 Pty Ltd or its successors in accordance with the applicable building covenant.
17. No Dual Occupancy (Auxiliary Units) are permitted.

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235



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PLAN OF DEVELOPMENT - STAGE 2

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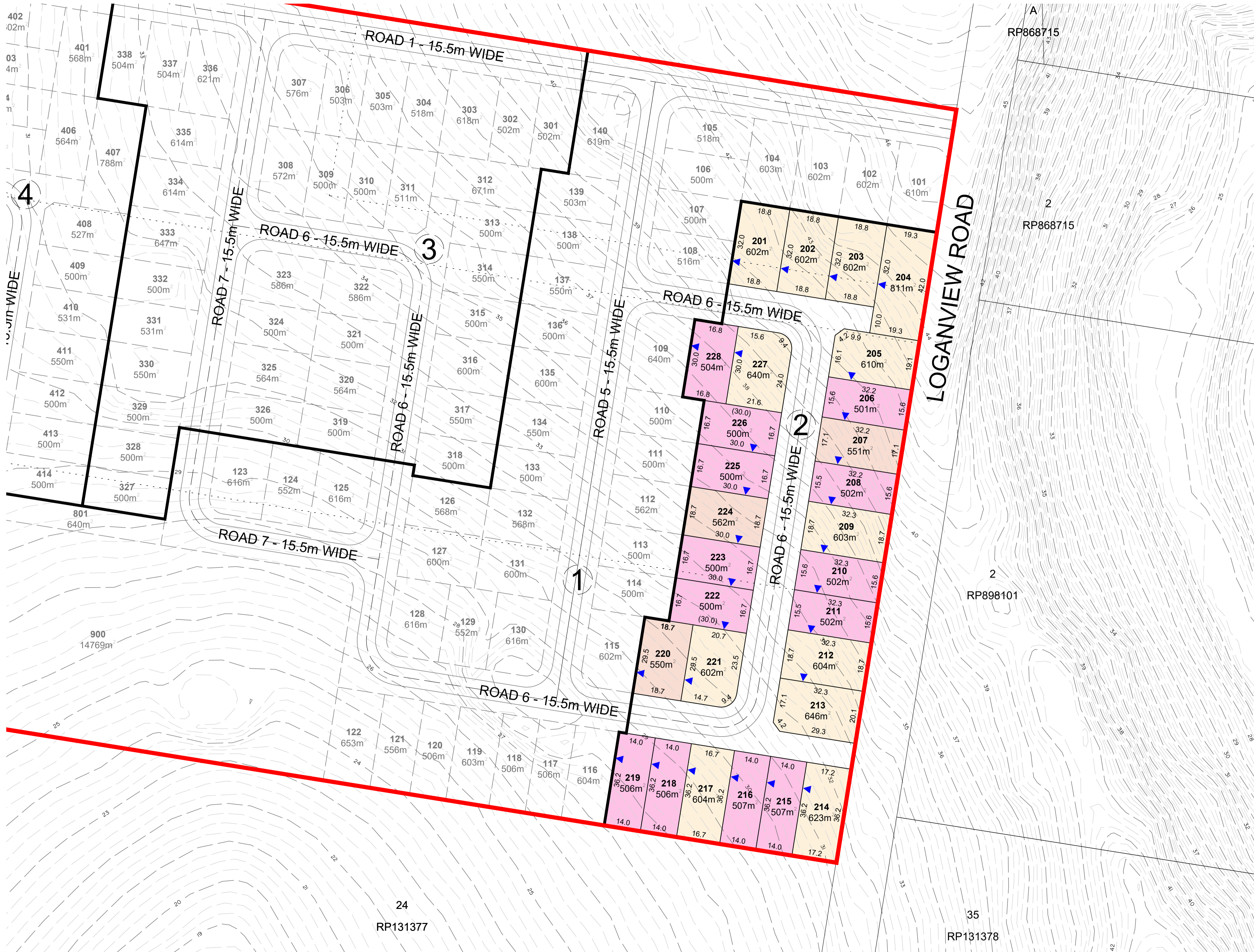
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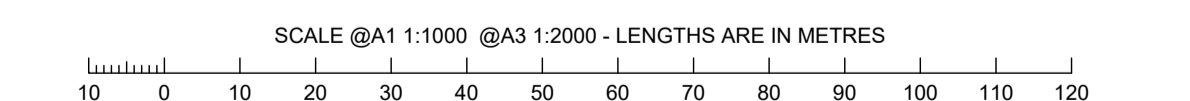
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- Stage Boundary
- 1 Stage Number
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- ▼ Potential Built to Boundary Wall location

General Requirements:

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2. Site coverage is to be maximum of 50%. Lots between 500m² to 599m² allowance for an additional 10% site coverage for open structures such as porticos, patios, covered first floor balconies, verandas and porches.
3. Front building setback to be a minimum 5m to face of wall.
4. Minimum building setback to secondary frontage (corner allotment) to be a minimum 3m to face of wall.
5. Front entry portico, covered first floor balcony, veranda or porch may encroach 1m into the front setback.
6. Garages are to be setback a minimum 6m from the front boundary.
7. A minimum of one window or balcony of a habitable room is to face the street.
8. The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m.
9. Buildings are to be a maximum of 2 storeys.
10. Built to Boundary Walls are permitted on specified boundaries only.
11. Built to Boundary Walls are to have a maximum length of 9.0m and a maximum height of 3.5m. No windows or openings are to be built along the built to boundary wall.
12. Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage.
13. Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with Logan City Council guidelines.
14. A minimum private open space area of 30m² with a minimum dimension of 5m is required.
15. Building is not permitted within easements.
16. All dwelling designs are to be approved by QM Prop Co No.2 Pty Ltd or its successors in accordance with the applicable building covenant.
17. No Dual Occupancy (Auxiliary Units) are permitted.



RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235



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PLAN OF DEVELOPMENT - STAGE 3

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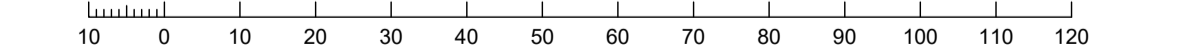
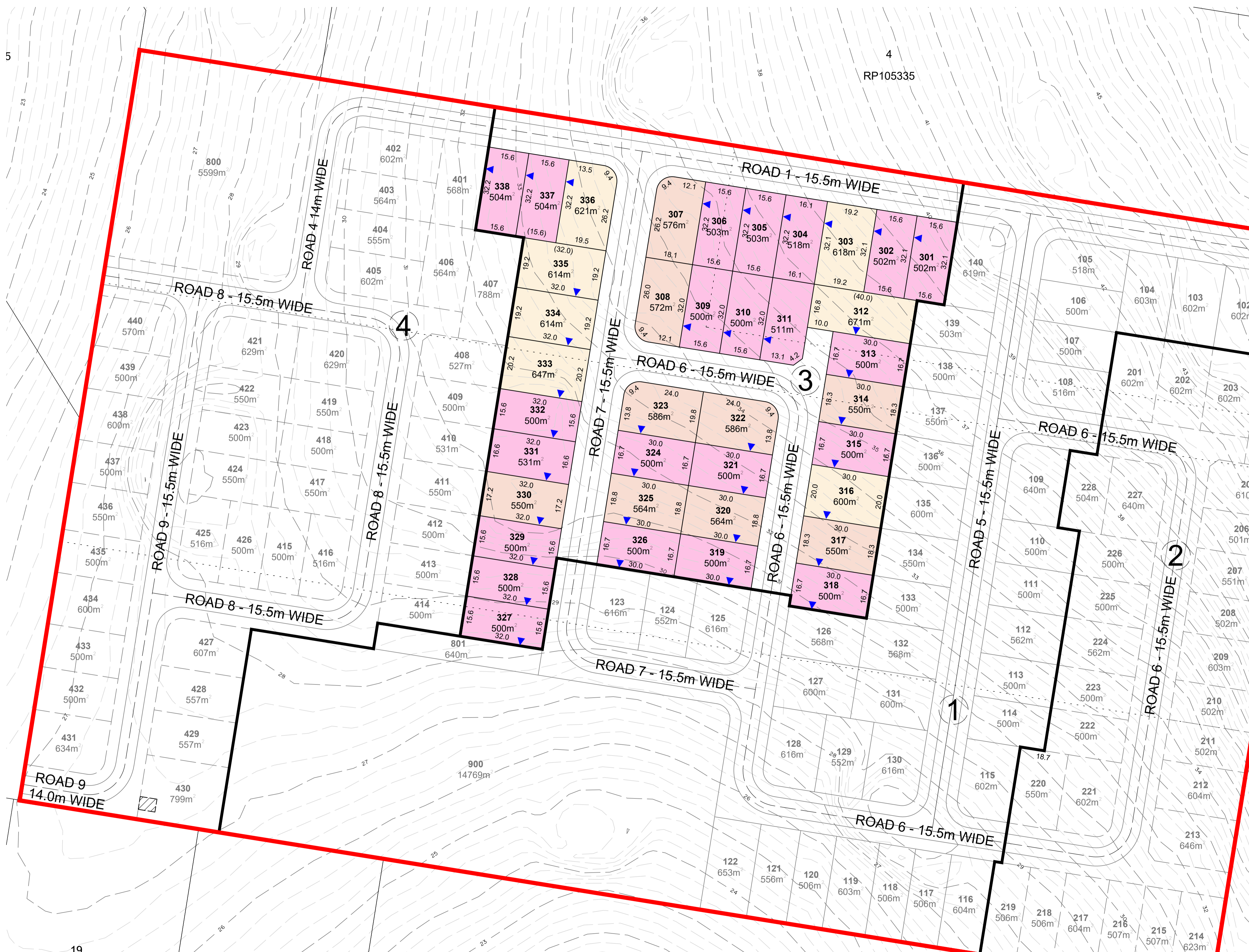
-  Site Boundary
-  Stage Boundary
-  Stage Number
-  Major Contour (1.0m interval)
-  Minor Contour (0.25m interval)
-  Proposed Temporary Turnaround Easement
-  Potential Built to Boundary Wall location

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2. Site coverage is to be maximum of 50%. Lots between 500m² to 599m² allowance for an additional 10% site coverage for open structures such as porticos, patios, covered first floor balconies, verandas and porches.
3. Front building setback to be a minimum 5m to face of wall.
4. Minimum building setback to secondary frontage (corner allotment) to be a minimum 3m to face of wall.
5. Front entry portico, covered first floor balcony, veranda or porch may encroach 1m into the front setback.
6. Garages are to be setback a minimum 6m from the front boundary.
7. A minimum of one window or balcony of a habitable room is to face the street.
8. The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m.
9. Buildings are to be a maximum of 2 storeys.
10. Built to Boundary Walls are permitted on specified boundaries only.
11. Built to Boundary Walls are to have a maximum length of 9.0m and a maximum height of 3.5m. No windows or openings are to be built along the built to boundary wall.
12. Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage.
13. Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with Logan City Council guidelines.
14. A minimum private open space area of 30m² with a minimum dimension of 5m is required.
15. Building is not permitted within easements.
16. All dwelling designs are to be approved by QM Prop Co No.2 Pty Ltd or its successors in accordance with the applicable building covenant.
17. No Dual Occupancy (Auxiliary Units) are permitted.

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

Q M PROP CO No.2 PTY LTD

100,110,120,128, 130 & 140 LOGANVIEW ROAD , LOGAN RESERVE 09/08/2022 10642 P 07 Rev E - POD 03

PLAN OF DEVELOPMENT - STAGE 4

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- Stage Boundary
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- Minor Contour (0.25m interval)
- Proposed Temporary Turnaround Easement
- ▼ Potential Built to Boundary Wall location

General Requirements:

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2. Site coverage is to be maximum of 50%. Lots between 500m² to 599m² allowance for an additional 10% site coverage for open structures such as porticos, patios, covered first floor balconies, verandas and porches.
3. Front building setback to be a minimum 5m to face of wall.
4. Minimum building setback to secondary frontage (corner allotment) to be a minimum 3m to face of wall.
5. Front entry portico, covered first floor balcony, veranda or porch may encroach 1m into the front setback.
6. Garages are to be setback a minimum 6m from the front boundary.
7. A minimum of one window or balcony of a habitable room is to face the street.
8. The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m.
9. Buildings are to be a maximum of 2 storeys.
10. Built to Boundary Walls are permitted on specified boundaries only.
11. Built to Boundary Walls are to have a maximum length of 9.0m and a maximum height of 3.5m. No windows or openings are to be built along the built to boundary wall.
12. Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage.
13. Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with Logan City Council guidelines.
14. A minimum private open space area of 30m² with a minimum dimension of 5m is required.
15. Building is not permitted within easements.
16. All dwelling designs are to be approved by QM Prop Co No.2 Pty Ltd or its successors in accordance with the applicable building covenant.
17. No Dual Occupancy (Auxiliary Units) are permitted.

RP DESCRIPTION: Lots 4, 5, 7, 8 on RP105335 & Lots 101 & 102 on RP868235

