

Appendix C

Proposal Plans

Prepared by Costeel Consulting

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.

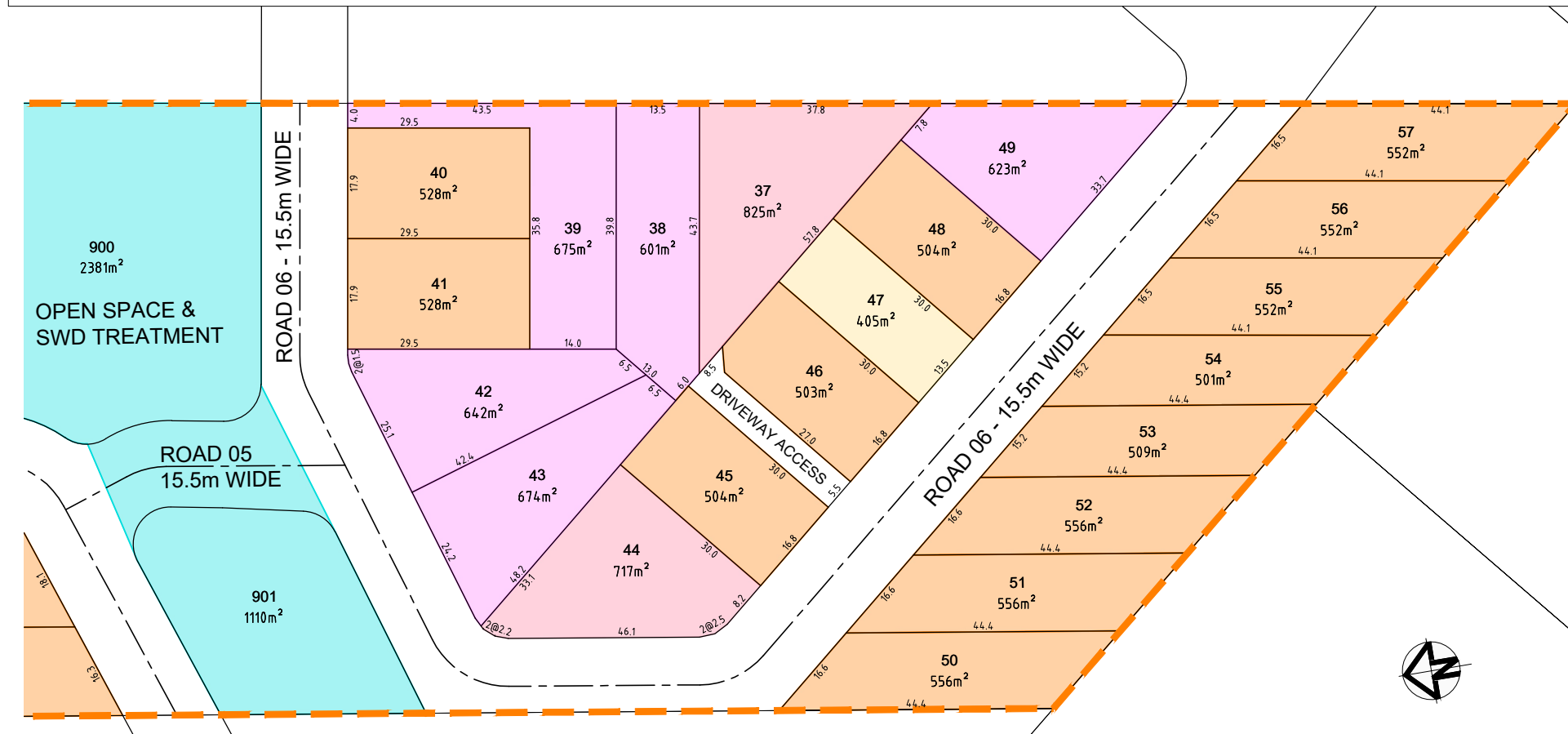
No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

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

Costeel Consulting 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 Costeel Consulting. Unless a development approval states otherwise, this is not an approved plan.

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DEVELOPMENT STATISTICS	
Area of Subject Site	4.51Ha
Number of Residential Lots	56
Average Residential Lot Size	805m ²
Drainage / Bio-Retention	34.91m ² 7.8%
Area of New Road	11639m ² 26.0%
Length of New Road	853m

RP DESCRIPTION: Lot 16 RP105335

LOT SIZE	TOTAL LOTS	%
400m ² - 499m ²	10	18%
500m ² - 599m ²	40	70%
600m ² - 699m ²	5	9%
> 700m ²	2	3%
TOTAL	57	100%

Dwelling House all Lots	
Site Cover	50% Site Cover
GFA	Secondary dwellings - 70m ²
Garage Location	Built to boundary - where indicated on plan. Class 10a buildings may be built within the side boundary setback as per QDC MP1.2 A2(d).
Private Open Space	16m ² (Min. area)
Front Setback	6.0m 3.0m (corner lot secondary frontage).
Side Setback	1.5m to first storey 2.0m to second storey
Rear Setback	1.5m to first storey 2.0m to second storey
Logan Reserve Road setback	3.0m to rear boundary

REV	DESCRIPTION	DRAWN	DATE
B	LAYOUT AMENDED	K.S.	21.05.24
A	ORIGINAL ISSUE	K.S.	14.08.23

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SCALE @ A3 SIZE:

CLIENT:
WEDGE NO. 3 PTY LTD

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PROJECT:
650-660 LOGAN RESERVE ROAD
LOGAN RESERVE, QLD, 4133
Lot 16 RP 105335




PROPOSED RESIDENTIAL SUBDIVISION

TITLE:
SUBDIVISION PROPOSAL PLAN

TASK	BY	INITIAL	DATE	APPROVED	RPEQ No.
REVIEW	L.L.		14.08.23		
DESIGN	J.R.		14.08.23		
DRAWN	K.S.		14.08.23		

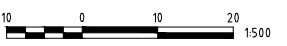
DRAWING NUMBER: P21014-ROL-SP01
REVISION: B



LEGEND	
	SUBJECT SITE BOUNDARY
	EXTENT OF VEGETATION CLEARING
	KOALA HABITAT AREA (KHA)

REV	DESCRIPTION	DRAWN	DATE
B	CORE KOALA HABITAT AREA SHOWN	R.A.	04.06.24
A	ORIGINAL ISSUE	R.A.	01.02.23

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SCALE 

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PROPOSED RESIDENTIAL SUBDIVISION

TASK				APPROVED		RPEQ No.
BY	INITIAL	DATE				
REVIEW	D.G.	01.02.23				
DESIGN	K.S.	01.02.23				
DRAWN	R.A.	01.02.23				
DRAWING NUMBER					REVISION	
P21014-ROL-TC01					B	

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