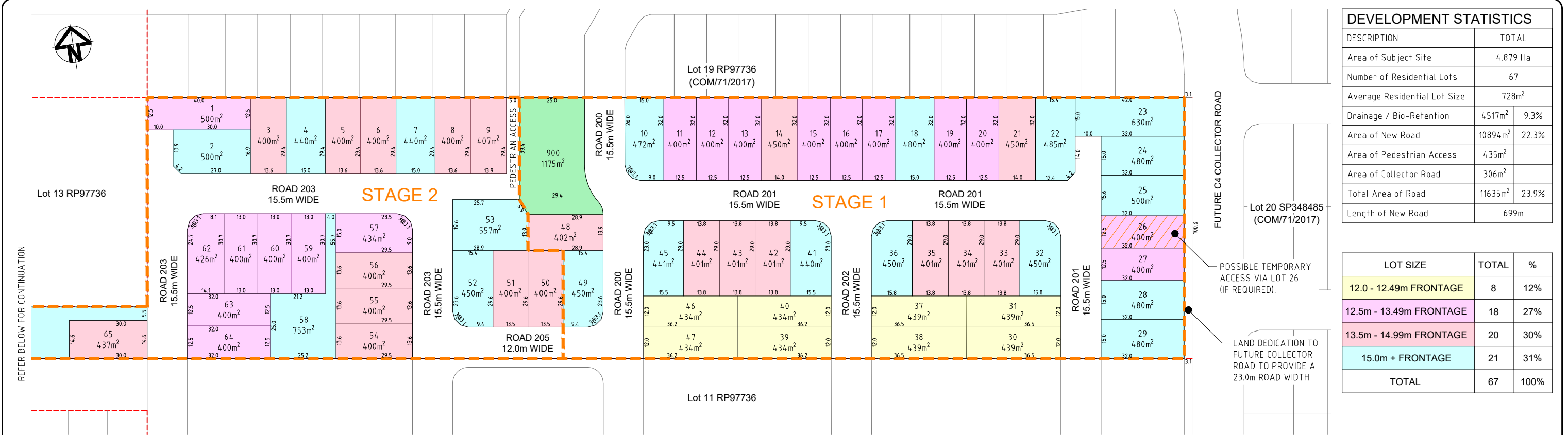


Appendix B

Proposal Plans



DEVELOPMENT STATISTICS	
DESCRIPTION	TOTAL
Area of Subject Site	4.879 Ha
Number of Residential Lots	67
Average Residential Lot Size	728m²
Drainage / Bio-Retention	4517m² 9.3%
Area of New Road	10894m² 22.3%
Area of Pedestrian Access	435m²
Area of Collector Road	306m²
Total Area of Road	11635m² 23.9%
Length of New Road	699m

LOT SIZE	TOTAL	%
12.0 - 12.49m FRONTAGE	8	12%
12.5m - 13.49m FRONTAGE	18	27%
13.5m - 14.99m FRONTAGE	20	30%
15.0m + FRONTAGE	21	31%
TOTAL	67	100%

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.

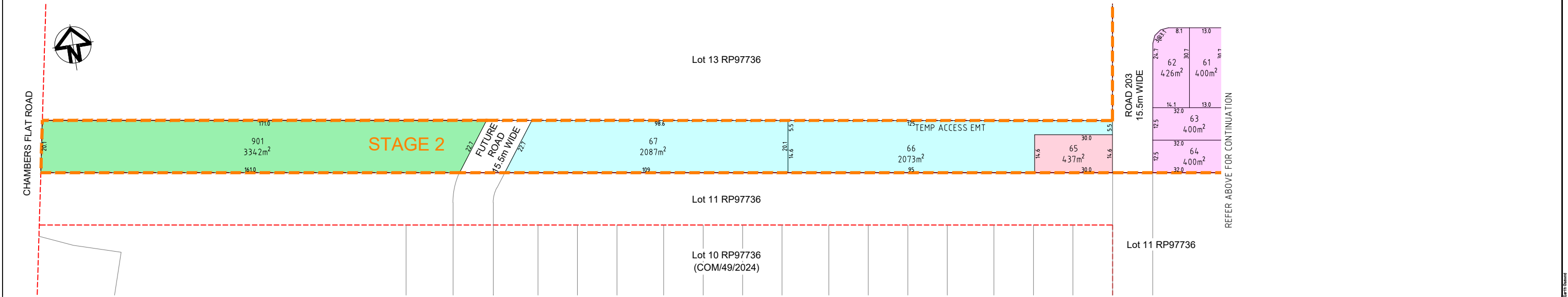
Costeel Consulting therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject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

DCDB • State of Queensland (Department of Natural Resources and Mines) 2018.
Lidar Data • State of Queensland (Department of Natural Resources and Mines) 2018.

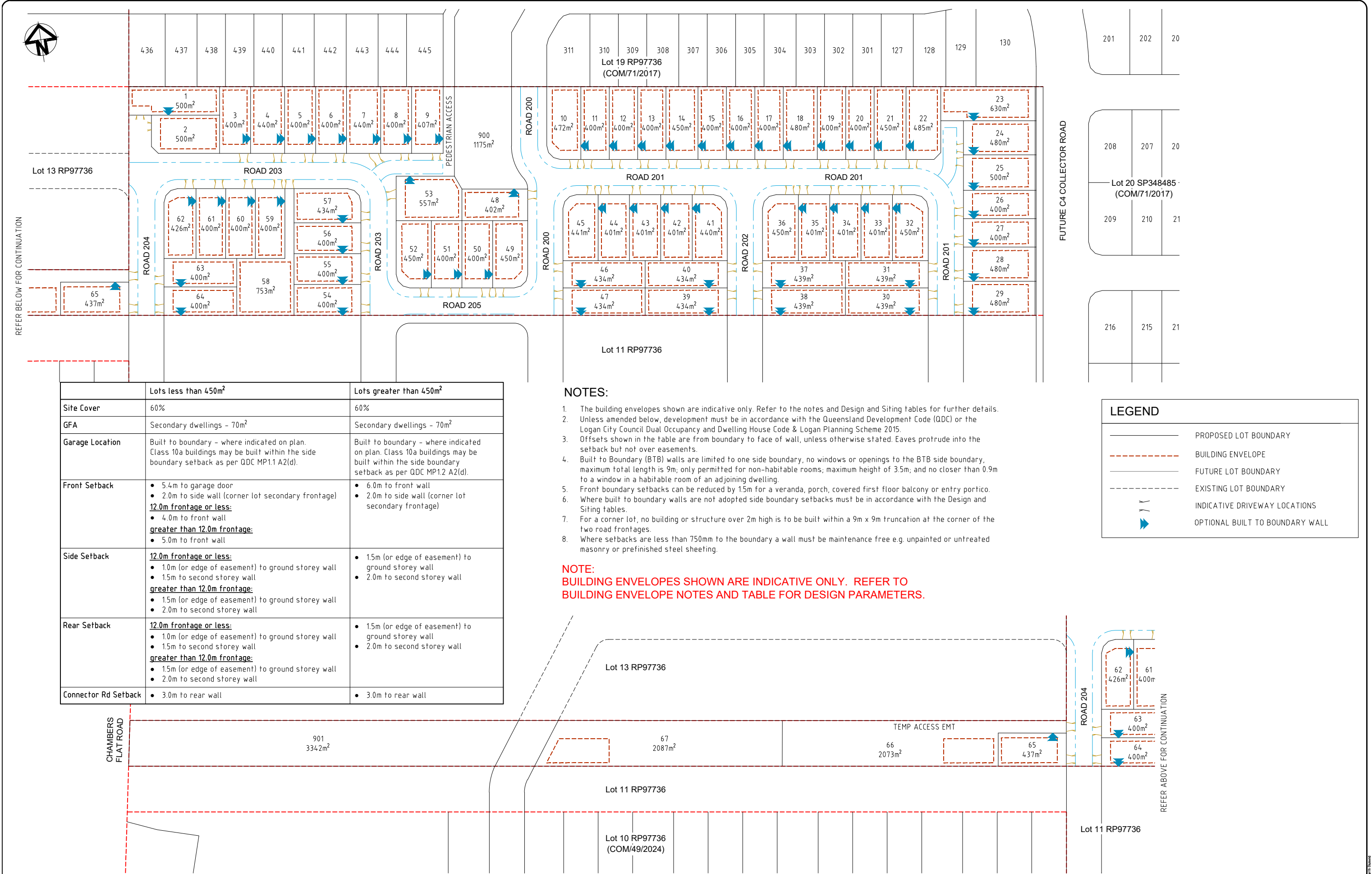
× This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

RP DESCRIPTION: Lot 12 RP 97736

NOTE:
LOW DENSITY RESIDENTIAL ZONE/SUBURBAN
PRECINCT IS PROPOSED TO APPLY OVER THE
ENTIRE DEVELOPMENT SITE.



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			SCALE @ A1 SIZE (double for A3):						RPEQ No.					
			SCALE 15 0 15 30 1:750						DRAWING NUMBER		REVISION			
B	DA SUBMISSION ISSUE	R.A	11.05.26					APPROVED						
A	ORIGINAL ISSUE	R.A	19.04.26					DRAWING NUMBER						
REV	DESCRIPTION	DRAWN	DATE					L26003-ROL-SP02		B				



	Lots less than 450m²	Lots greater than 450m²
Site Cover	60%	60%
GFA	Secondary dwellings - 70m²	Secondary dwellings - 70m²
Garage Location	Built to boundary - where indicated on plan. Class 10a buildings may be built within the side boundary setback as per QDC MP1.1 A2(d).	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).
Front Setback	5.4m to garage door 2.0m to side wall (corner lot secondary frontage) 12.0m frontage or less: 4.0m to front wall greater than 12.0m frontage: 5.0m to front wall	6.0m to front wall 2.0m to side wall (corner lot secondary frontage)
Side Setback	12.0m frontage or less: 1.0m (or edge of easement) to ground storey wall 1.5m to second storey wall greater than 12.0m frontage: 1.5m (or edge of easement) to ground storey wall 2.0m to second storey wall	1.5m (or edge of easement) to ground storey wall 2.0m to second storey wall
Rear Setback	12.0m frontage or less: 1.0m (or edge of easement) to ground storey wall 1.5m to second storey wall greater than 12.0m frontage: 1.5m (or edge of easement) to ground storey wall 2.0m to second storey wall	1.5m (or edge of easement) to ground storey wall 2.0m to second storey wall
Connector Rd Setback	3.0m to rear wall	3.0m to rear wall

NOTES:

- The building envelopes shown are indicative only. Refer to the notes and Design and Siting tables for further details.
- Unless amended below, development must be in accordance with the Queensland Development Code (QDC) or the Logan City Council Dual Occupancy and Dwelling House Code & Logan Planning Scheme 2015.
- Offsets shown in the table are from boundary to face of wall, unless otherwise stated. Eaves protrude into the setback but not over easements.
- Built to Boundary (BTB) walls are limited to one side boundary, no windows or openings to the BTB side boundary, maximum total length is 9m; only permitted for non-habitable rooms; maximum height of 3.5m; and no closer than 0.9m to a window in a habitable room of an adjoining dwelling.
- Front boundary setbacks can be reduced by 1.5m for a veranda, porch, covered first floor balcony or entry portico.
- Where built to boundary walls are not adopted side boundary setbacks must be in accordance with the Design and Siting tables.
- For a corner lot, no building or structure over 2m high is to be built within a 9m x 9m truncation at the corner of the two road frontages.
- Where setbacks are less than 750mm to the boundary a wall must be maintenance free e.g. unpainted or untreated masonry or prefinished steel sheeting.

NOTE:

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

LEGEND

- PROPOSED LOT BOUNDARY
- BUILDING ENVELOPE
- FUTURE LOT BOUNDARY
- EXISTING LOT BOUNDARY
- INDICATIVE DRIVEWAY LOCATIONS
- OPTIONAL BUILT TO BOUNDARY WALL

REV	DESCRIPTION	DRAWN	DATE
A	ORIGINAL ISSUE	R.A	19.04.26

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SCALE @ A1 SIZE (double for A3): 15 0 15 30 SCALE 1:750	



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PROJECT:
520 CHAMBERS FLAT ROAD
LOGAN RESERVE QLD 4133
LOT 12 RP 97736

PROPOSED RESIDENTIAL SUBDIVISION

TITLE: BUILDING ENVELOPE PLAN			
TASK	INITIAL	DATE	APPROVED
REVIEW	D.G	19.04.26	
DESIGN	K.S	19.04.26	
DRAWN	R.A	19.04.26	
DRAWING NUMBER L26003-ROL-SP03			REVISION A