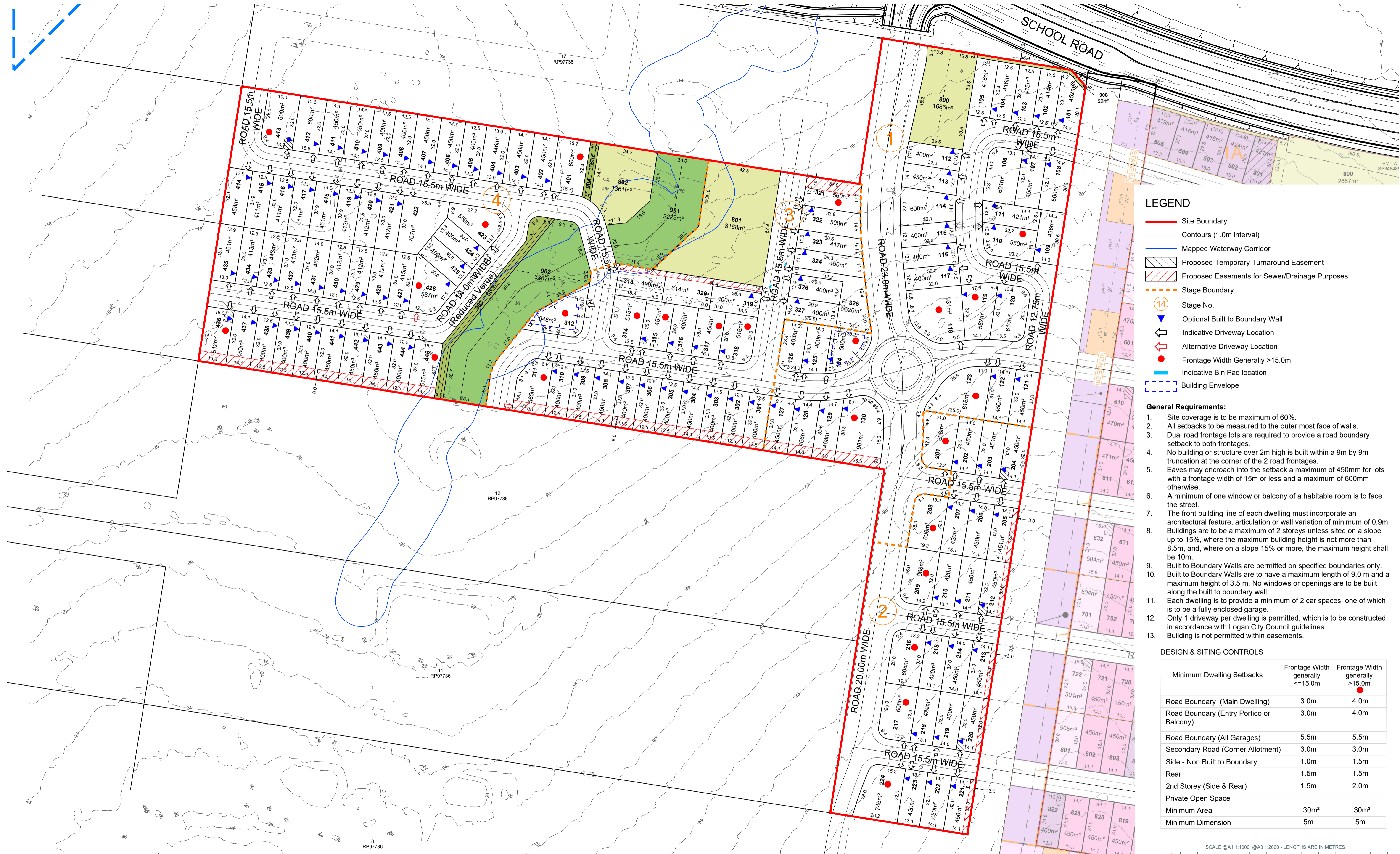


PLAN OF DEVELOPMENT



LEGEND

- Site Boundary
- Contours (1.0m interval)
- Mapped Waterway Corridor
- Proposed Temporary Turnaround Easement
- Proposed Easements for Sewer/Drainage Purposes
- Stage Boundary
- 14 Stage No.
- ▲ Optional Built to Boundary Wall
- ↕ Indicative Driveway Location
- ↕ Alternative Driveway Location
- Frontage Width Generally >15.0m
- Indicative Bin Pad location
- Building Envelope

General Requirements:

1. Site coverage is to be maximum of 60%.
2. All setbacks to be measured to the outer most face of walls.
3. Dual road frontage lots are required to provide a road boundary setback to both frontages.
4. No building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages.
5. Eaves may encroach into the setback a maximum of 450mm for lots with a frontage width of 15m or less and a maximum of 600mm otherwise.
6. A minimum of one window or balcony of a habitable room is to face the street.
7. The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m.
8. Buildings are to be a maximum of 2 storeys unless sited on a slope up to 15%, where the maximum building height is not more than 8.5m, and, where on a slope 15% or more, the maximum height shall be 10m.
9. Built to Boundary Walls are permitted on specified boundaries only.
10. Built to Boundary Walls are to have a maximum length of 9.0 m and a maximum height of 3.5 m. No windows or openings are to be built along the built to boundary wall.
11. Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage.
12. Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with Logan City Council guidelines.
13. Building is not permitted within easements.

DESIGN & SITING CONTROLS

Minimum Dwelling Setbacks	Frontage Width generally <=15.0m	Frontage Width generally >15.0m
Road Boundary (Main Dwelling)	3.0m	4.0m
Road Boundary (Entry Portico or Balcony)	3.0m	4.0m
Road Boundary (All Garages)	5.5m	5.5m
Secondary Road (Corner Allotment)	3.0m	3.0m
Side - Non Built to Boundary	1.0m	1.5m
Rear	1.5m	1.5m
2nd Storey (Side & Rear)	1.5m	2.0m
Private Open Space		
Minimum Area	30m ²	30m ²
Minimum Dimension	5m	5m

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

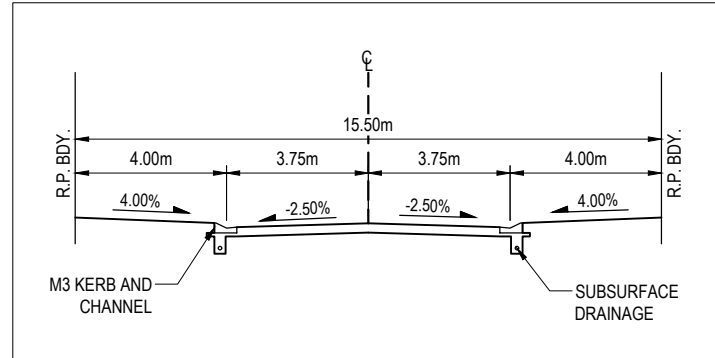


PRELIMINARY ROADWORKS LEGEND

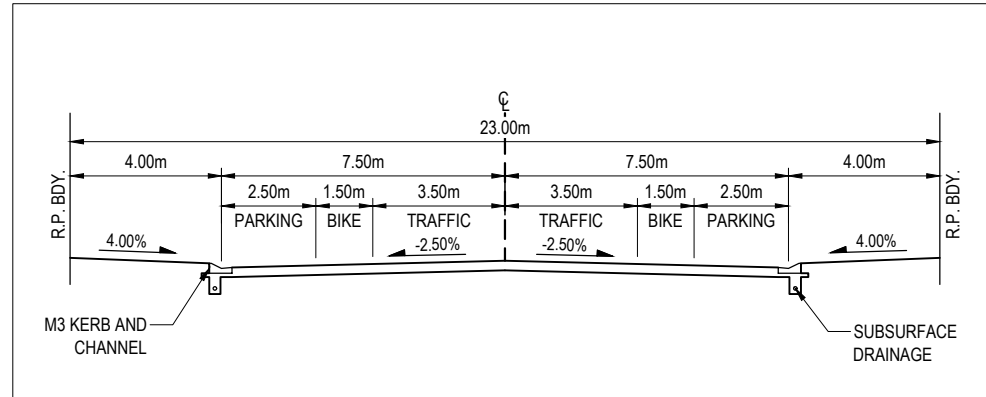
- CONTROL LINE
- 80.0 FINISHED SURFACE CONTOURS
- 80.0 EXISTING SURFACE CONTOURS
- SITE BOUNDARY
- PROPOSED PAVEMENT

EXISTING SERVICES LEGEND

- EXISTING WATER MAIN (FROM RECORDS)
- EXISTING HIGH PRESSURE GAS MAIN (FROM DBYD RECORDS)
- EXISTING OVERHEAD ELECTRICAL CABLE (FROM AERIAL IMAGERY)
- EXISTING TELSTRA CABLE (FROM DBYD RECORDS)

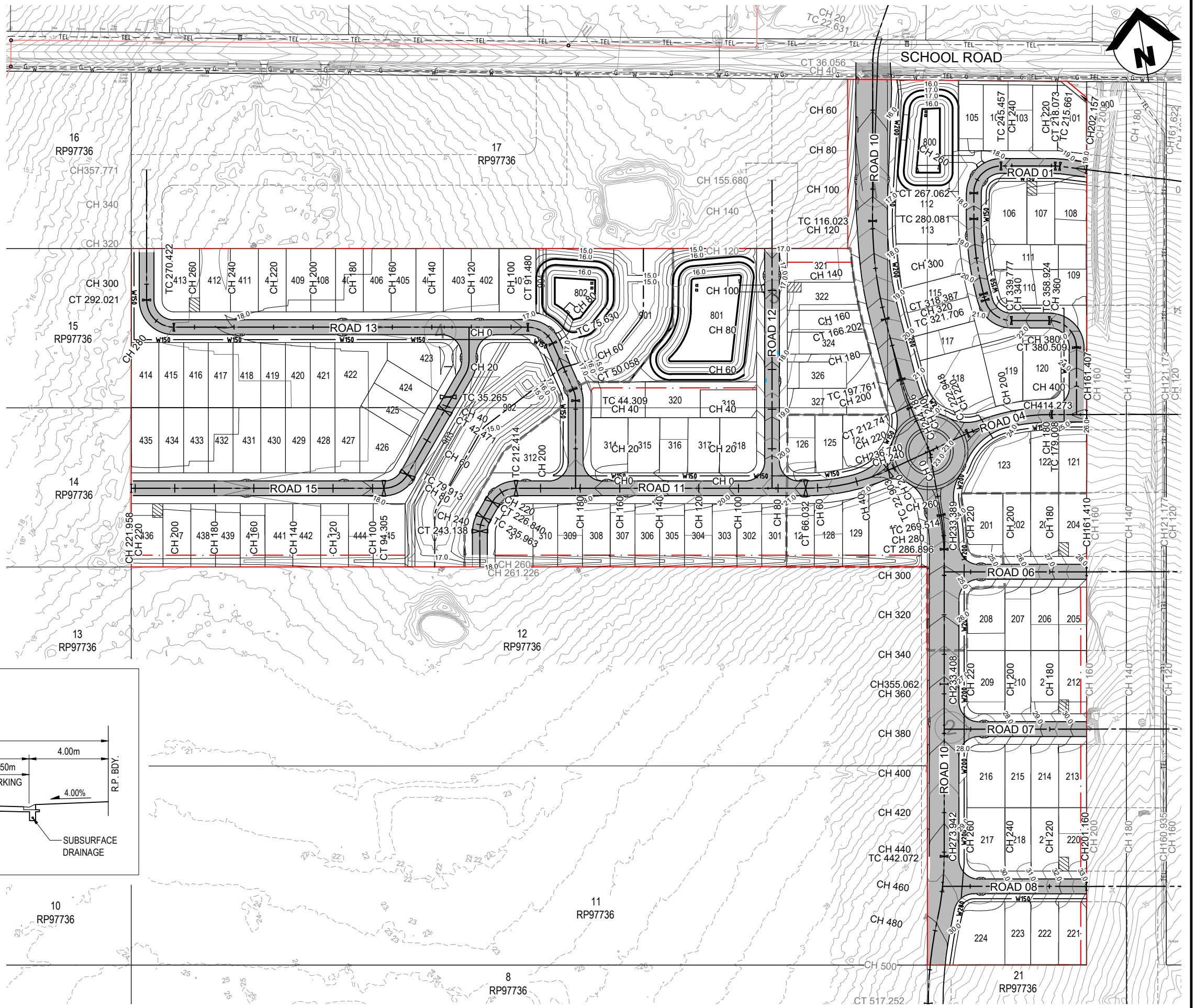


TYPICAL SECTION - ROAD 01, 04, 06, 07, 08, 11, 12, 13 & 15
SCALE 1:100 (A1)



TYPICAL SECTION - ROAD 10
SCALE 1:100 (A1)

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



REV	DESCRIPTION	DRAWN	DATE	DATE
4	ISSUED FOR INFORMATION	GS	08-06-26	
3	ISSUED FOR INFORMATION	GS	21-05-26	
2	ISSUED FOR INFORMATION	MS	10-03-26	
1	ISSUED FOR REPORT	MS	28-08-25	

DRAWN	DESIGN	APPROVED
MS	DR	TW



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DRAWING IS NOT TO BE SCALED

SCALE
1:1000 AT A1 0 20 40m
1:2000 AT A3

CLIENT
QM PROPERTIES PTY LTD

PROJECT
**PROPOSED RESIDENTIAL SUBDIVISION
COTTONWOOD WEST, 81-93 SCHOOL
ROAD, LOGAN RESERVE, QLD 4133**

STAGE / PHASE
FOR INFORMATION ONLY NOT FOR CONSTRUCTION

TITLE
PRELIMINARY ROADWORKS PLAN

DRAWING NUMBER
OSK7007-P004

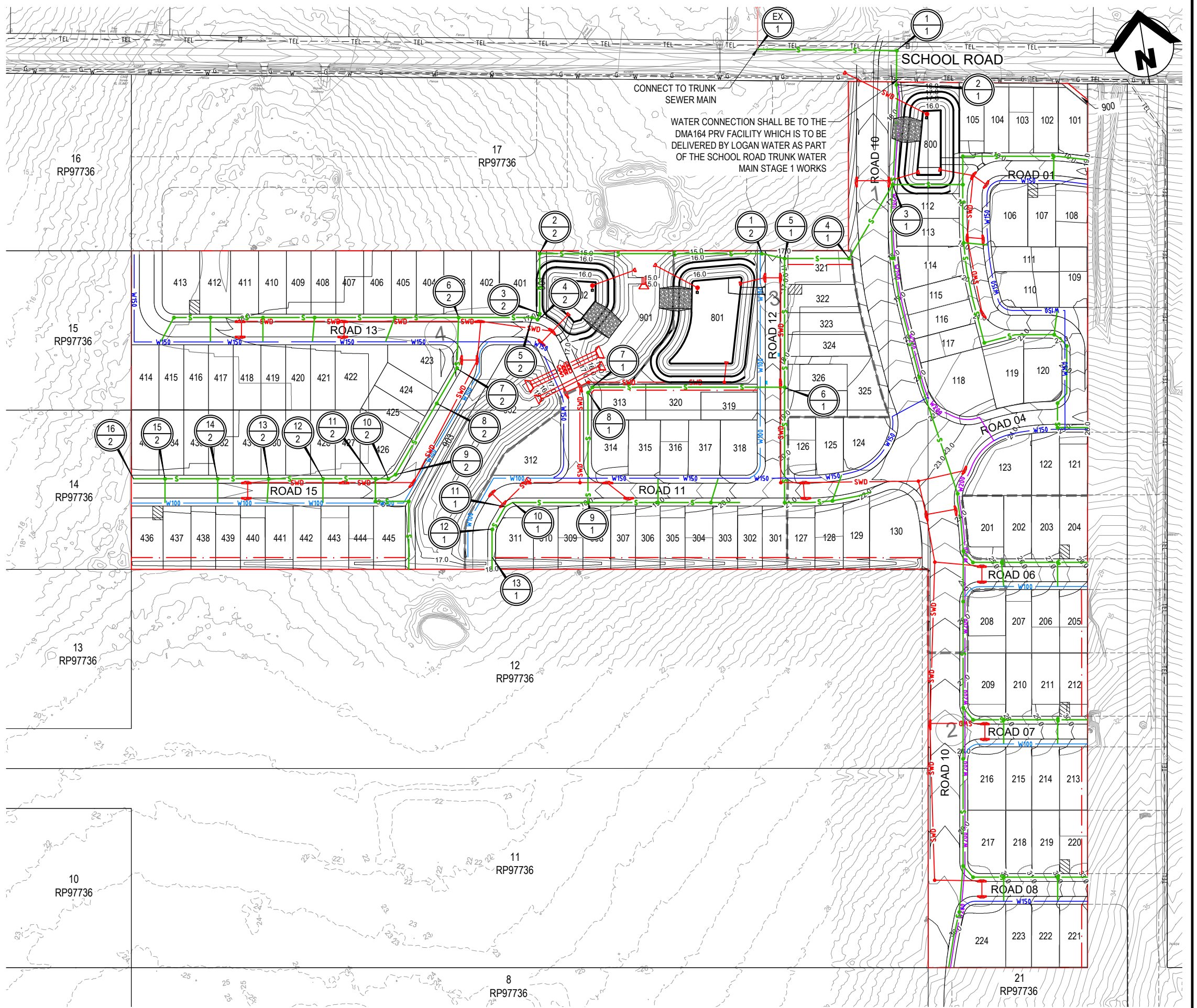
REVISION
4

PRELIMINARY SERVICES LAYOUT LEGEND

- SWD PROPOSED STORMWATER PIPE
- S PROPOSED DN150 SEWER MAIN
- W100 PROPOSED DN100 WATER MAIN
- W150 PROPOSED DN150 WATER MAIN
- W200 PROPOSED DN200 WATER MAIN
- - - S INDICATIVE TRUNK SEWER ALIGNMENT
- 80.0 FINISHED SURFACE CONTOURS
- - - 80.0 EXISTING SURFACE CONTOURS
- - - SITE BOUNDARY
- - - PROPOSED EASEMENT
- 1
1 SEWER STRUCTURE NUMBER

EXISTING SERVICES LEGEND

- - - W EXISTING WATER MAIN (FROM RECORDS)
- - - G EXISTING HIGH PRESSURE GAS MAIN (FROM DBYD RECORDS)
- - - E-O/H EXISTING OVERHEAD ELECTRICAL CABLE (FROM AERIAL IMAGERY)
- - - TEL EXISTING TELSTRA CABLE (FROM DBYD RECORDS)



CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

REV	DESCRIPTION	DRAWN	DATE	DATE
7	ISSUED FOR INFORMATION	GS	08-06-26	
6	ISSUED FOR INFORMATION	GS	04-06-26	
5	ISSUED FOR INFORMATION	GS	21-05-26	
4	ISSUED FOR INFORMATION	MS	15-05-26	
3	ISSUED FOR INFORMATION	DR	22-04-26	
2	ISSUED FOR INFORMATION	MS	10-03-26	
1	ISSUED FOR REPORT	MS	28-08-25	

DRAWN	DESIGN	APPROVED
MS	DR	TW
SIGNED		



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DRAWING IS NOT TO BE SCALED

SCALE

1:1000 AT A1 0 20 40m

1:2000 AT A3

CLIENT

QM PROPERTIES
PTY LTD

PROJECT

PROPOSED RESIDENTIAL SUBDIVISION
COTTONWOOD WEST, 81-93 SCHOOL
ROAD, LOGAN RESERVE, QLD 4133

STAGE / PHASE

FOR INFORMATION ONLY NOT FOR CONSTRUCTION

TITLE

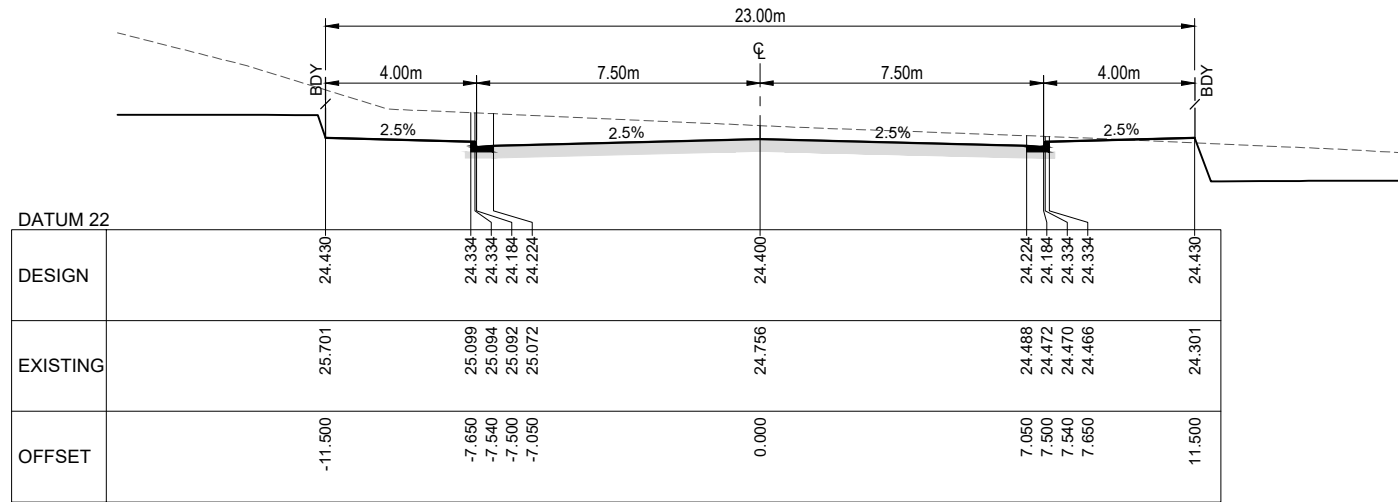
PRELIMINARY SERVICES LAYOUT
PLAN

DRAWING NUMBER

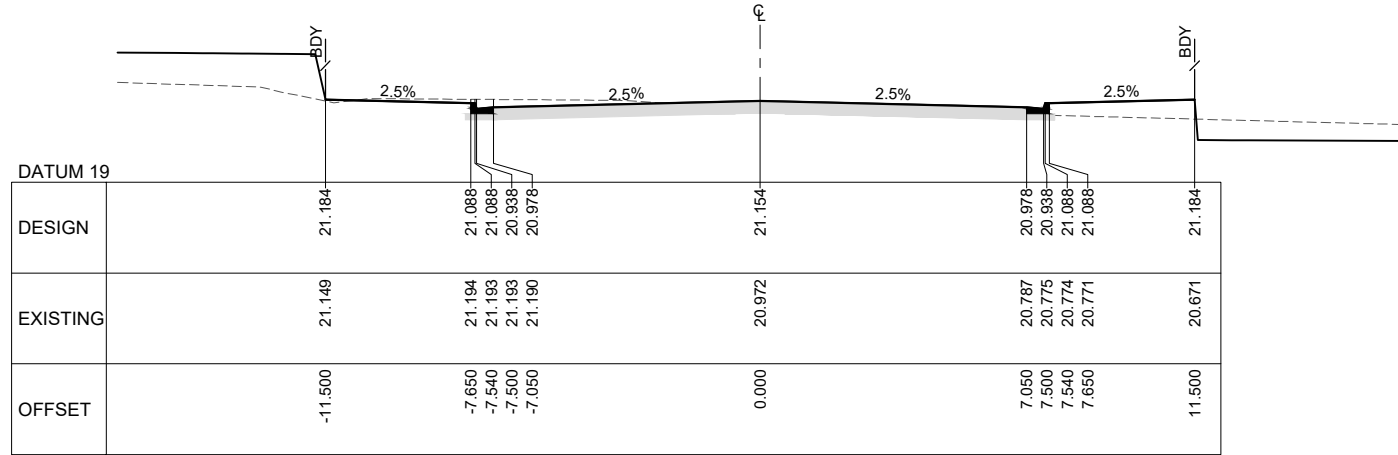
OSK7007-P010

REVISION

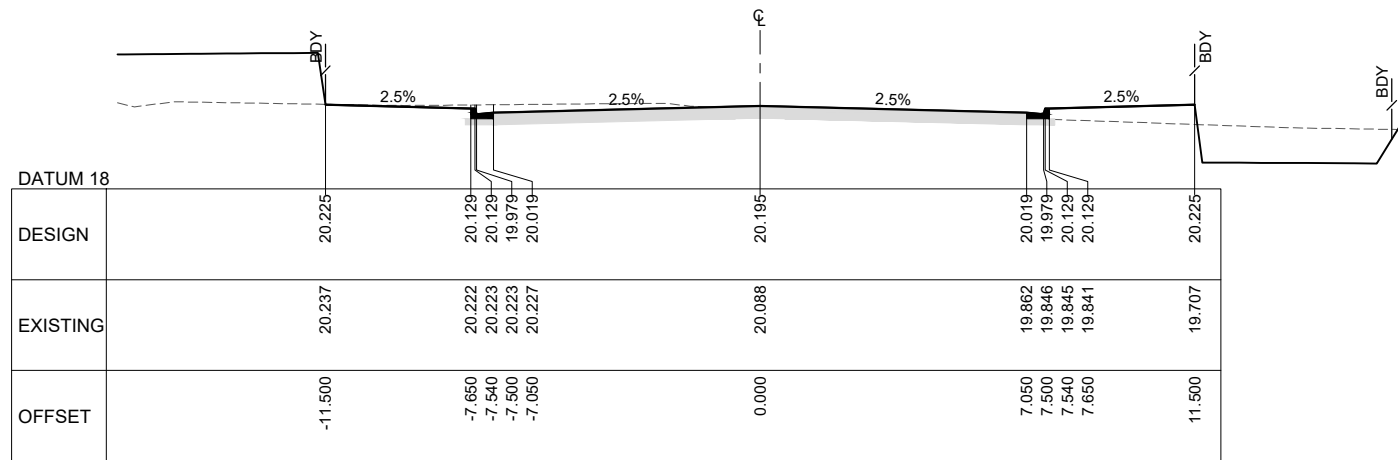
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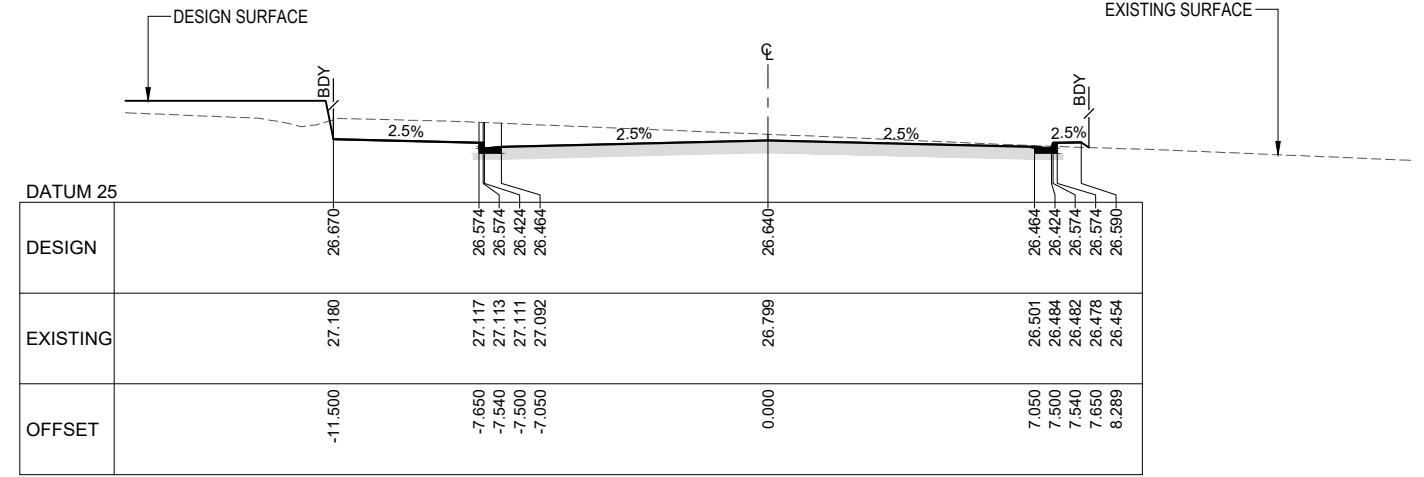
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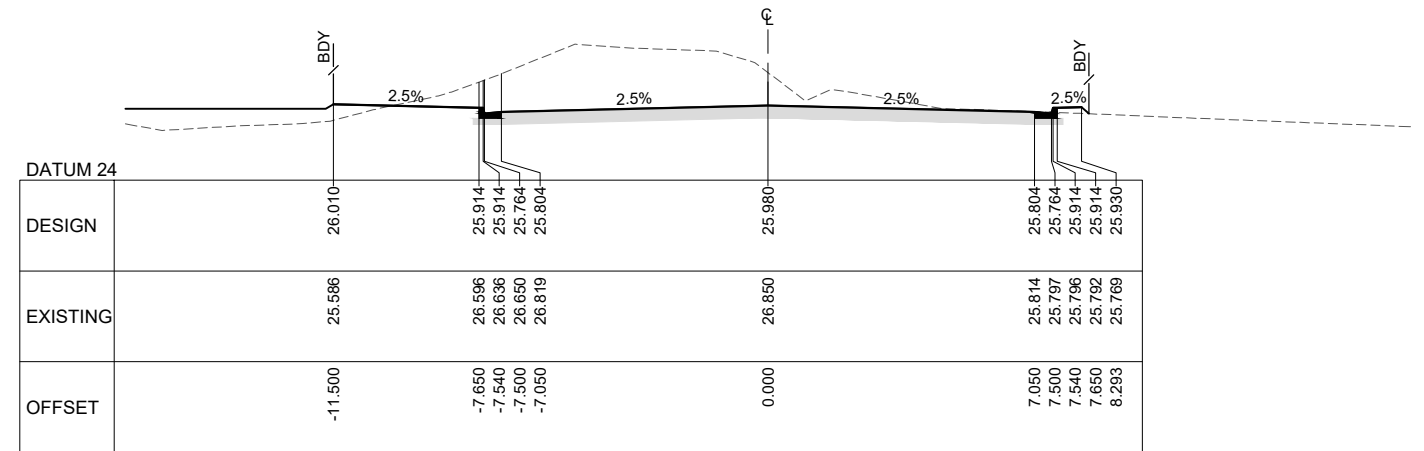
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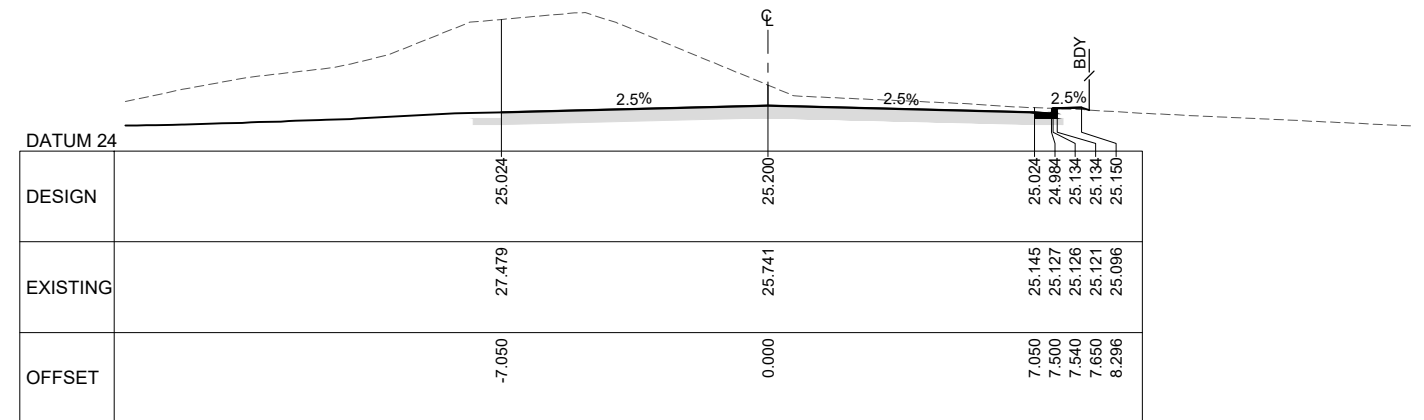
CH 180.000



CH 340.000



CH 320.000



CH 300.000

ROAD 10 - CROSS SECTIONS
SCALE 1:100 (A1)

REV	DESCRIPTION	DRAWN	DATE	DATE
3	ISSUED FOR INFORMATION	GS	08-06-26	
2	ISSUED FOR INFORMATION	GS	21-05-26	
1	ISSUED FOR INFORMATION	MS	27-03-26	

DRAWN MS
 DESIGN DR
 APPROVED TW
 SIGNED

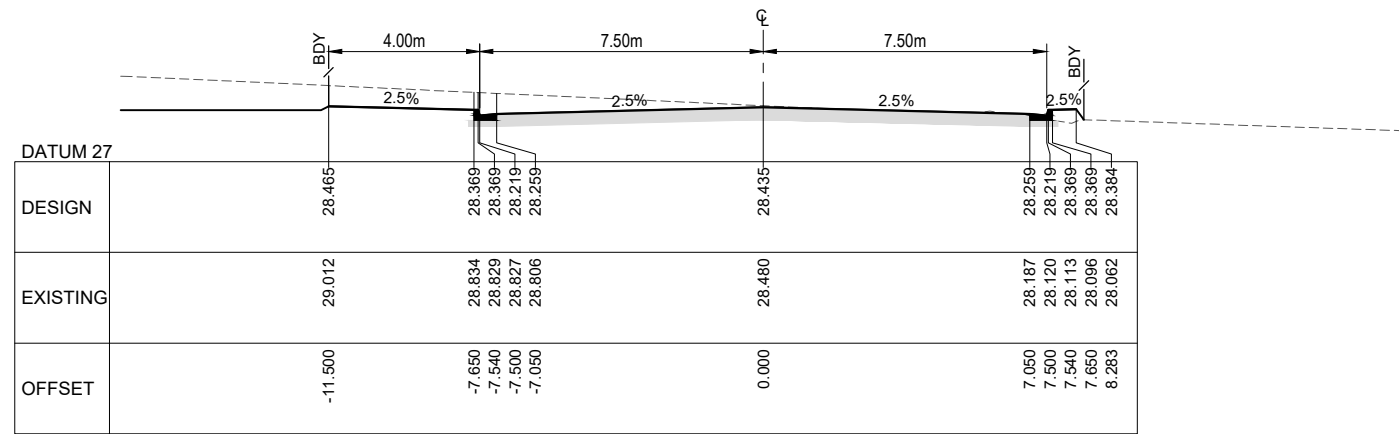
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 SCALE
 1:100 AT A1
 1:200 AT A3

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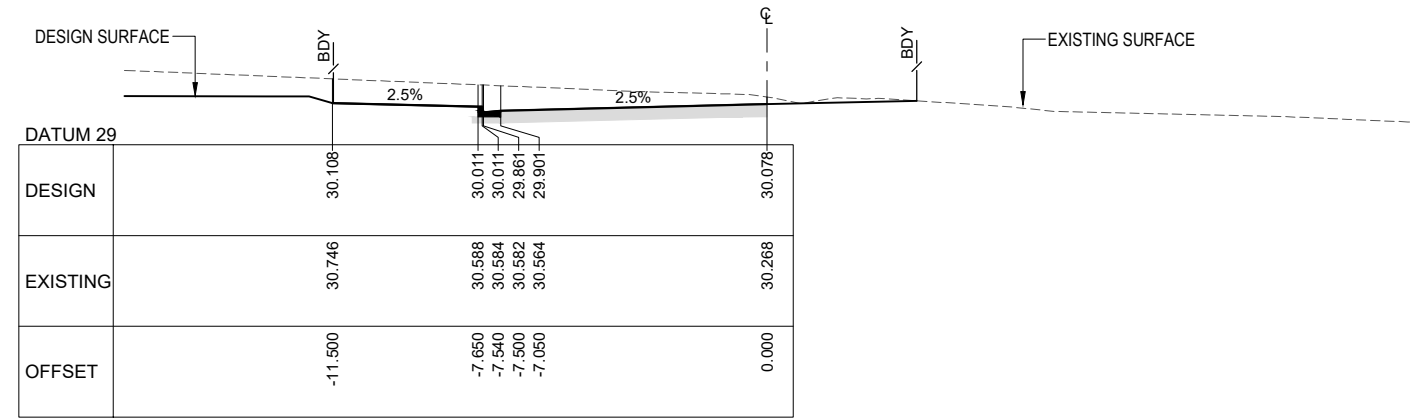
PROJECT
PROPOSED RESIDENTIAL SUBDIVISION COTTONWOOD WEST, 81-93 SCHOOL ROAD, LOGAN RESERVE, QLD 4133

STAGE / PHASE
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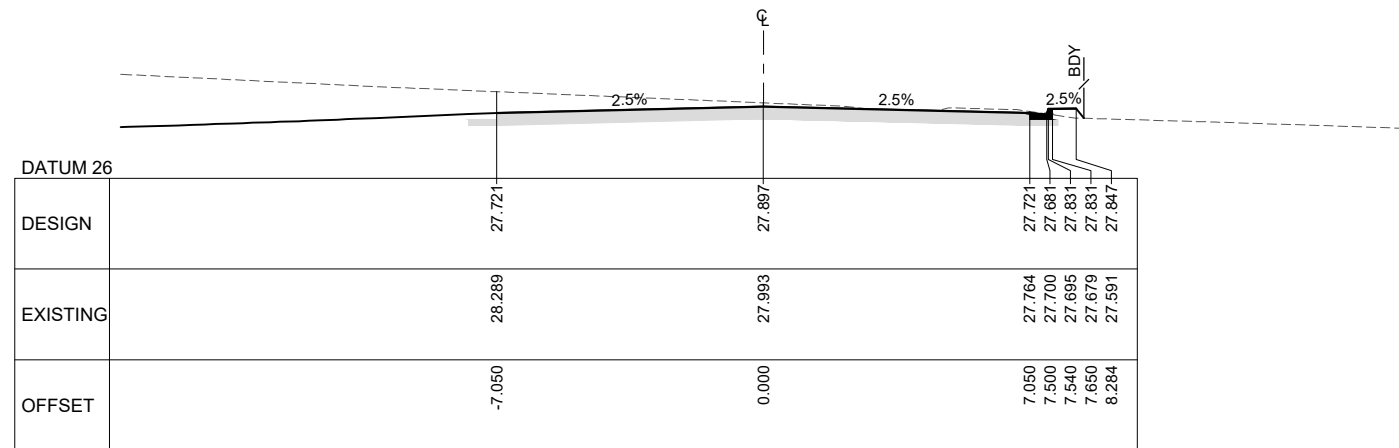
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PRELIMINARY ROADWORKS CROSS SECTIONS - SHEET 2 OF 3		DRAWING NUMBER	OSK7007-P023
		REVISION	3



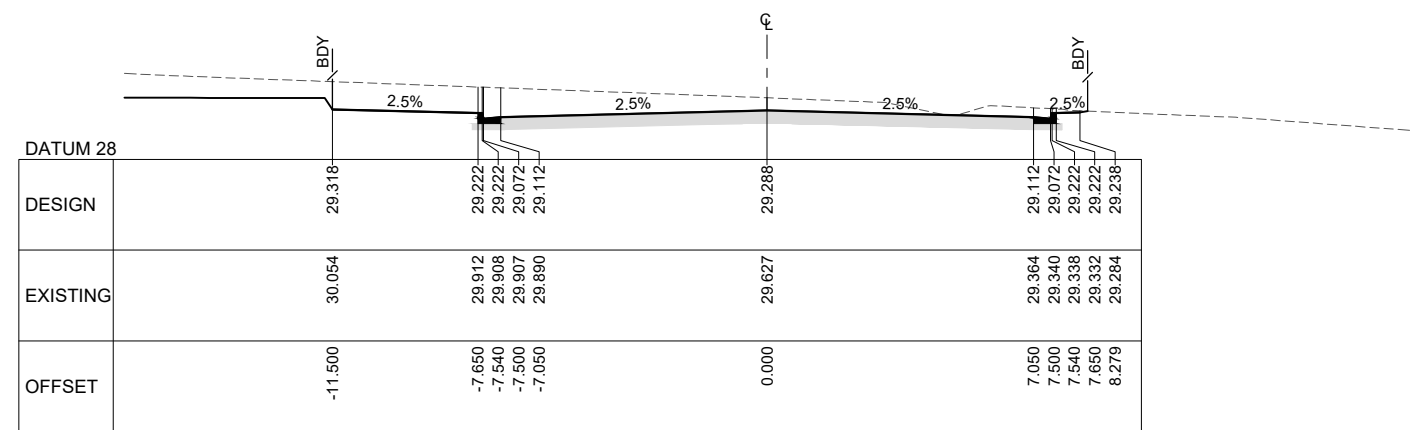
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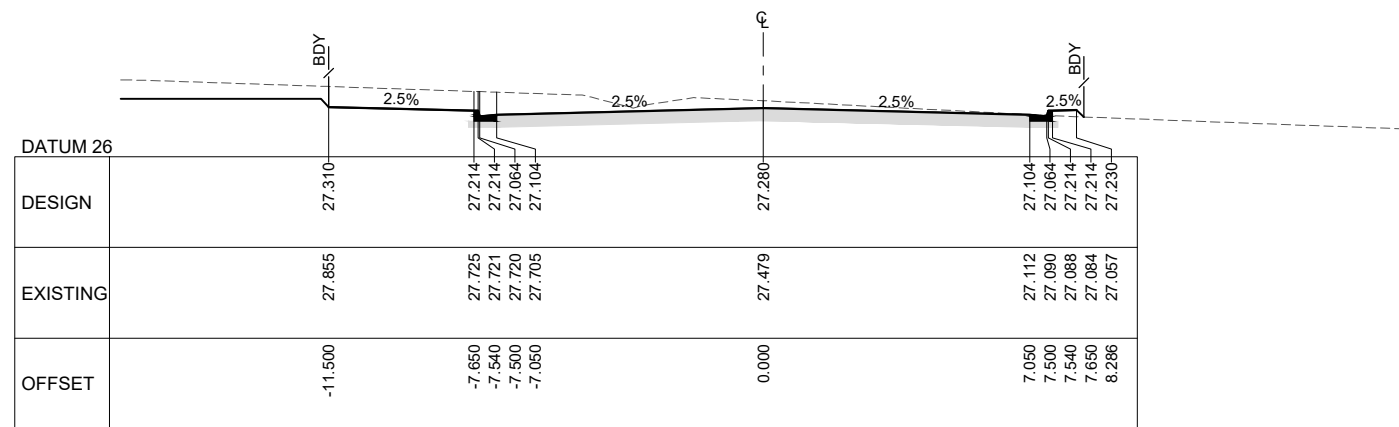
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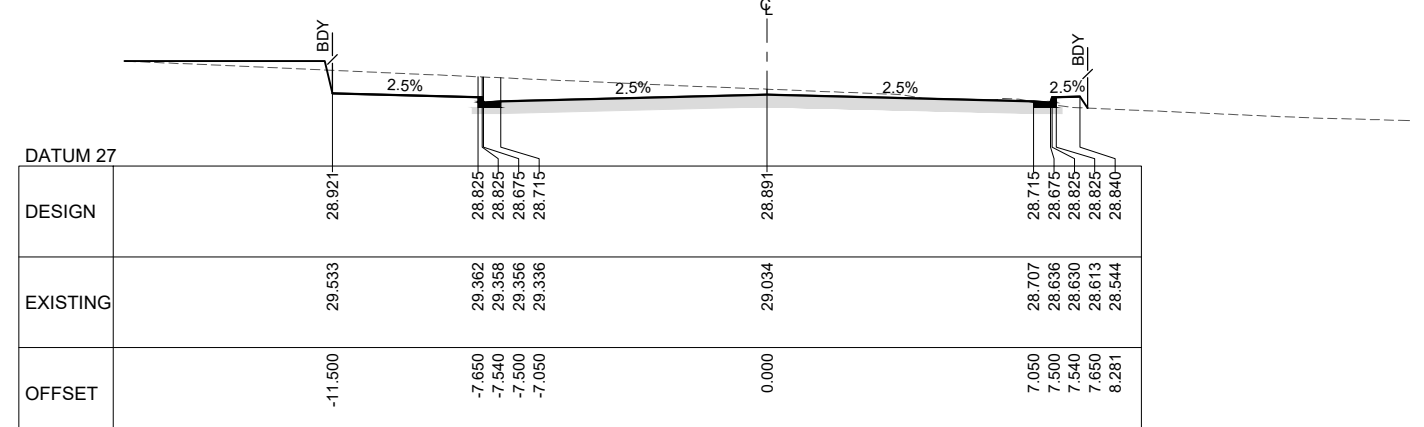
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CH 440.000



CH 360.000



CH 420.000

ROAD 10 - CROSS SECTIONS
SCALE 1:100 (A1)

REV	DESCRIPTION	DRAWN	DATE
3	ISSUED FOR INFORMATION	GS	08-06-26
2	ISSUED FOR INFORMATION	GS	21-05-26
1	ISSUED FOR INFORMATION	MS	27-03-26

DRAWN	DESIGN	APPROVED
MS	DR	TW



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DRAWING IS NOT TO BE SCALED

SCALE
1:100 AT A1
1:200 AT A3

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QM PROPERTIES PTY LTD

PROJECT
**PROPOSED RESIDENTIAL SUBDIVISION
COTTONWOOD WEST, 81-93 SCHOOL
ROAD, LOGAN RESERVE, QLD 4133**

STAGE / PHASE
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TITLE		REVISION
PRELIMINARY ROADWORKS CROSS SECTIONS - SHEET 3 OF 3		
DRAWING NUMBER	OSK7007-P024	3