38

38 TIMOR AVE, LOGANHOLME, QLD 4129

TOWNHOUSE DEVELOPMENT

INFORMATION RESPONSE PACKAGE

OCTOBER 2026

ISSUE: C

PROJECT NUMBER: 26134



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Zoning, Analysis, Area & Planning Scheme

SITE DATA



SITE DETAILS

SITE ADDRESS
38 TIMOR AVENUE, LOGANHOLME QLD 4129

SITE AREA
2,120 sqm

RP DESCRIPTION
LOT 297 on RP 118026

PLANNING SCHEME
LOGAN CITY COUNCIL

ZONE
LOW-MEDIUM DENSITY RESIDENTIAL

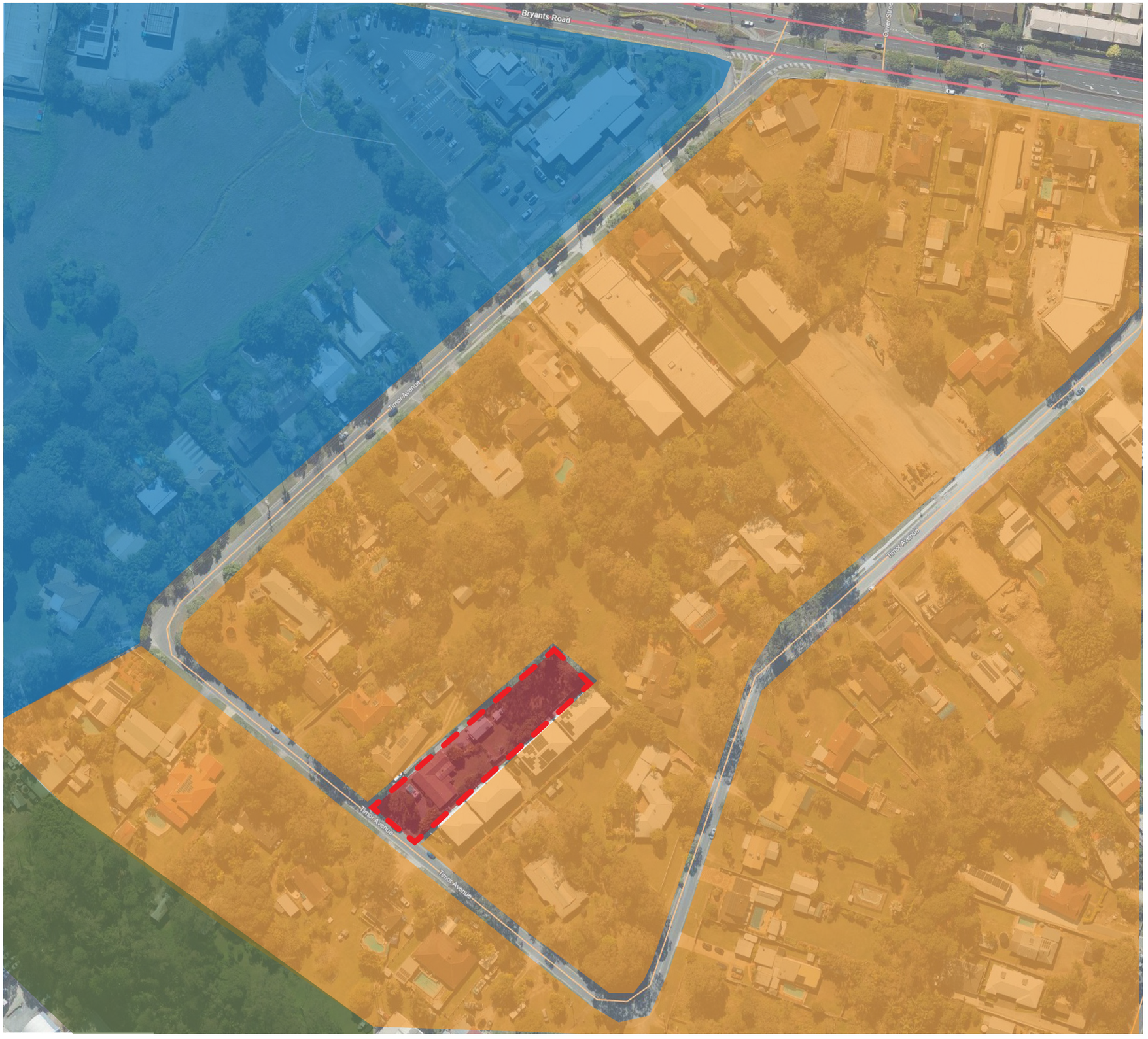
LEGEND

- BRYANT'S ROAD / PACIFIC MWY
- TIMOR AVENUE
- SECONDARY ROADS
- SITE SUBJECT
- 1 LOGANHOLME SHOPPING CENTRE
- 2 LOGANHOLME MCDONALD'S
- 3 BRYANT'S ROAD
- 4 BRYANT'S ROAD BUS STOP

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SITE ANALYSIS



SITE DETAILS

SITE ADDRESS
38 TIMOR AVENUE, LOGANHOLME QLD 4129

SITE AREA
2,120 sqm

RP DESCRIPTION
LOT 297 on RP 118026

PLANNING SCHEME
LOGAN CITY COUNCIL

ZONE
LOW-MEDIUM DENSITY RESIDENTIAL

LEGEND

- SITE SUBJECT
- LOW-MEDIUM DENSITY
- ENVIRONMENTAL MANAGEMENT
- CITY CENTRE OVERLAY

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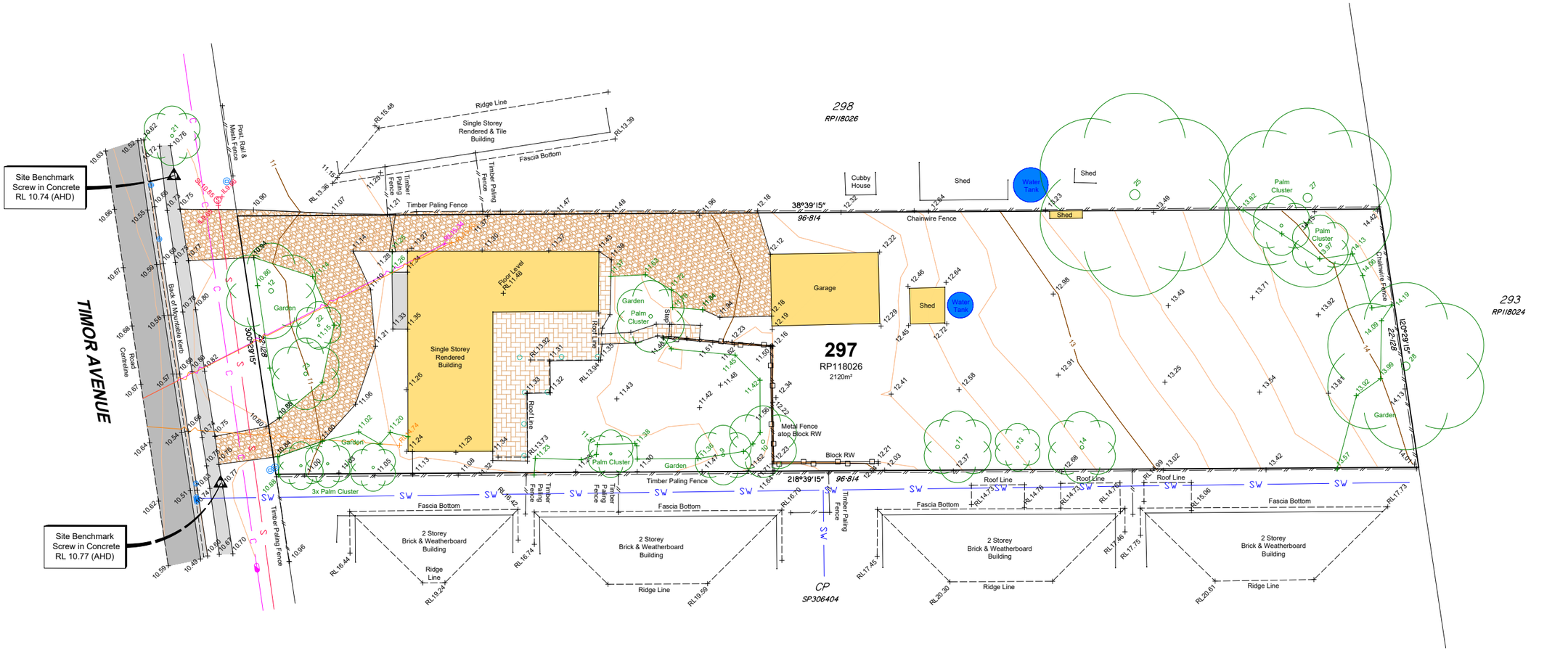
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ZONING

LEGEND

- Benchmark
- Electrical Pillar
- Electrical Light Pole
- Electrical Pit
- Electrical Pole
- Fire Hydrant
- Sewer Manhole
- Stormwater Manhole
- Telstra / NBN Pit
- Unknown Service Point
- Tree
- Post/Pole
- Gate
- Overflow Relief Gully
- Inspection Opening
- Sewer Inspection Opening
- Sewer Vent Pipe
- Bollard
- Water Meter
- Roof Water Outlet
- Water Valve
- Gully Pit
- Field Inlet
- Traffic Sign Post
- C — U/G Communications Line
- O/H Communications Line
- E — U/G Power Line
- O/H Power Line
- W — Water Line
- F — Fire Service Line
- S — Sewer Line
- G — Gas Line
- SW — Stormwater Line
- R — Reclaimed Water Line
- U — Unknown Service Line
- P — Petroleum Products Line
- Fence Line
- Retaining Wall
- Revetment Wall
- Major Contour Line
- Minor Contour Line
- Top of Bank
- Bottom of Bank
- Change of Grade
- Awning / Eave / Gutter Line
- Building Structure Hatch
- Pavers Hatch
- Gravel Hatch
- Tile Hatch
- Timber Deck Hatch
- Conc Hatch
- Road Hatch
- Pebbles Hatch
- Water Hatch

Tree Dimension Table			
Point Number	Diameter	Height	Spread
9	0.20	9.00	5.00
10	0.40	6.00	6.00
11	0.40	9.00	6.00
12	0.60	9.00	8.00
13	0.40	7.00	4.00
14	0.40	8.00	6.00
21	0.25	10.00	5.00
22	0.30	13.00	4.00
23	0.30	7.00	6.00
25	0.70	21.00	17.00
27	0.45	25.00	15.00
28	0.65	20.00	14.00



ENERAL NOTES

Drawn to scale on an A1 sheet.
Property boundaries and dimensions shown on this plan has been compiled from SP306404 and subject to confirmation by survey.
All levels shown are in metres on Australian Height Datum as derived by Total Station using OPM130205 RL10.917 (AHD), situated on Timor Avenue.
Features and services shown on this plan are shown by a combination of survey and supplied records. The exact nature and location of these services must be confirmed by relevant authorities prior to any operational works.

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SURVEY PLAN

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DEVELOPMENT SUMMARY

SITE AREA	2120 m² Lot 297 on RP 118026
ZONING	Low-medium density residential zone code
LOCAL PLAN PRECINCT	Loganholme East - Resi. Frame

SITE COVER***

	Area	%
Overall	933.01m²	44.00%

HEIGHT	Zoned 3 Storey's 12m	Proposed 2 Storey's
SETBACKS	As shown	
DENSITY	11 x 3 Bed Townhouses (33 Beds)	
DEEP PLANTING	Refer Landscape Statement of Intent	

TOWNHOUSE MIX -

Townhouse Types	Units	Beds	Units%	Total
Type A	1	3		3
Type B	10	3		30
Total				33

PROPOSED CAR PARKING ALLOCATION -

No. of Units	Req.Rate	Required	Provided
11 (3bed)	2/Townhouse	22	22
Visitor Parking	0.25 per 1 unit	2.75	3
TOTAL CAR PARK NUMBER: 25		24.75	

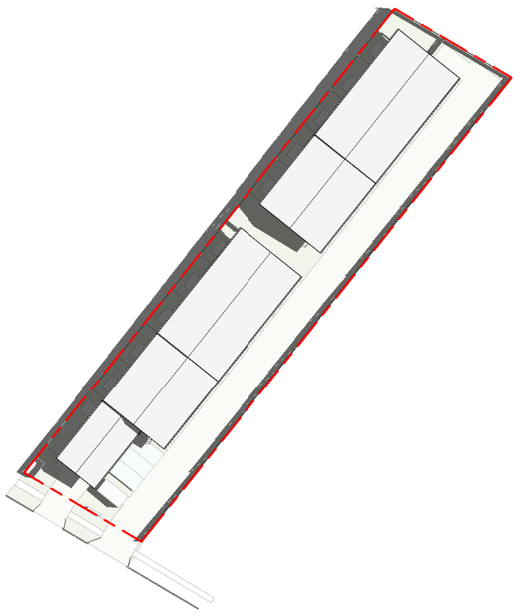
***SITE COVER, OF DEVELOPMENT, MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS -

- IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
- A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
- THE EAVES OF A BUILDING; OR
- A SUN SHADE.

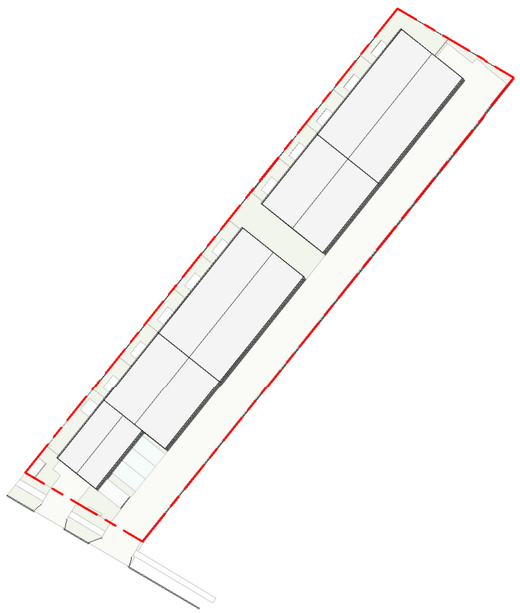
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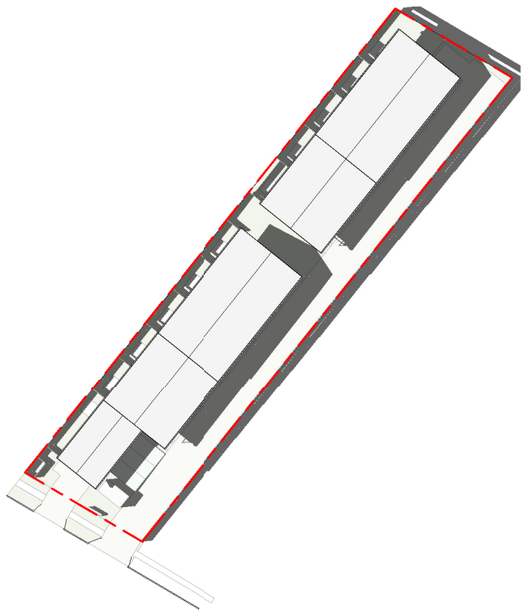
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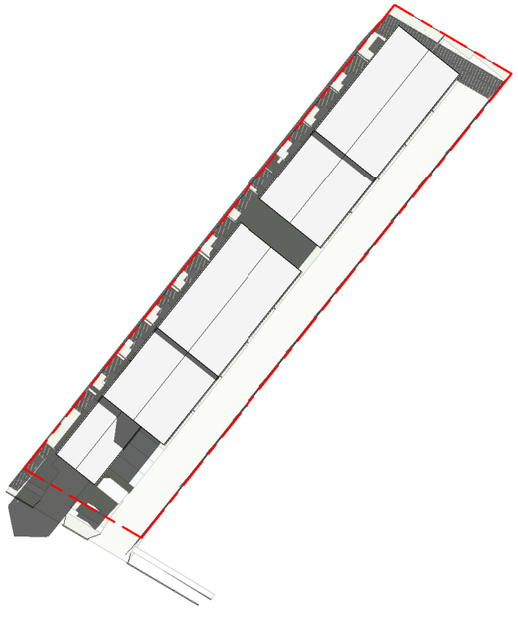
SUMMER SOLSTICE - 9am



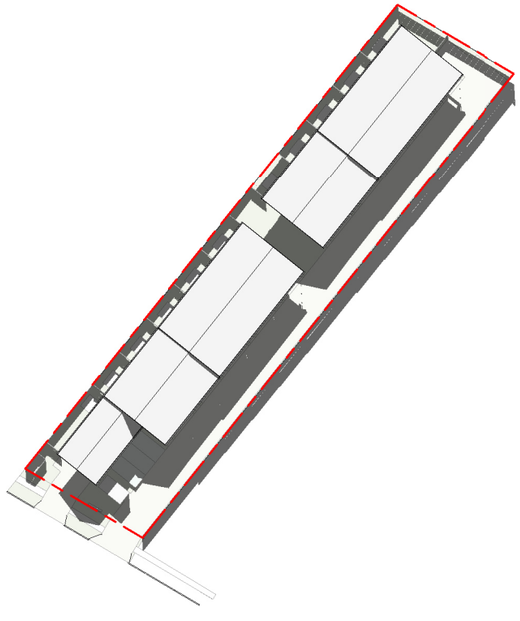
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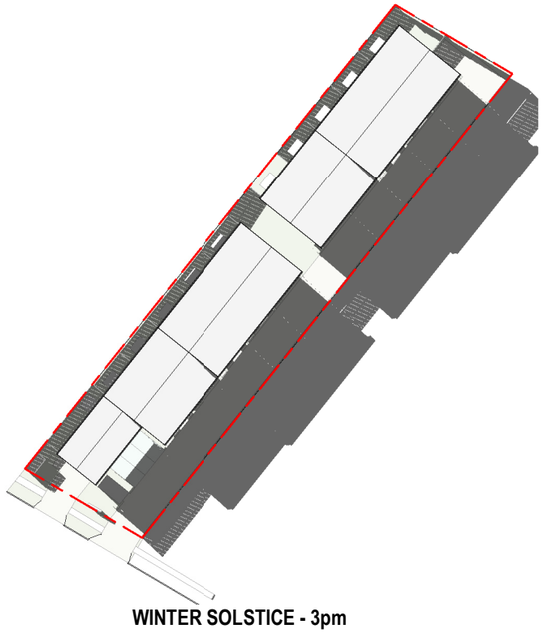
SUMMER SOLSTICE - 3pm



WINTER SOLSTICE - 9am



WINTER SOLSTICE - 12pm



WINTER SOLSTICE - 3pm

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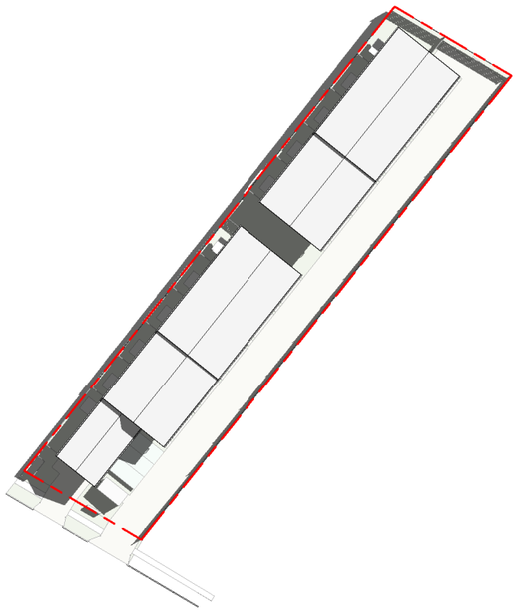
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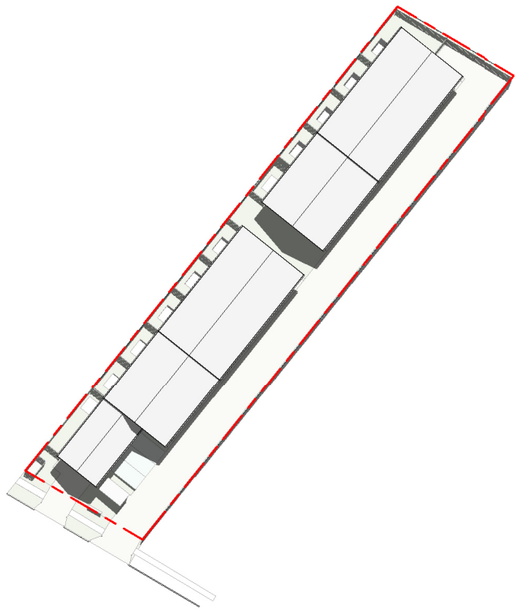
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SUN STUDY - SUMMER & WINTER

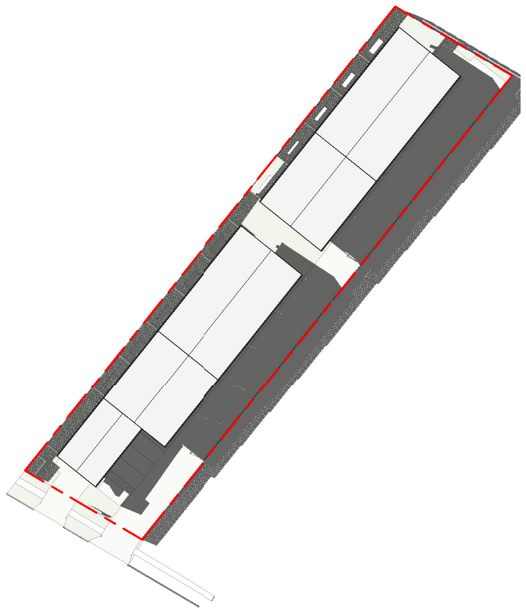
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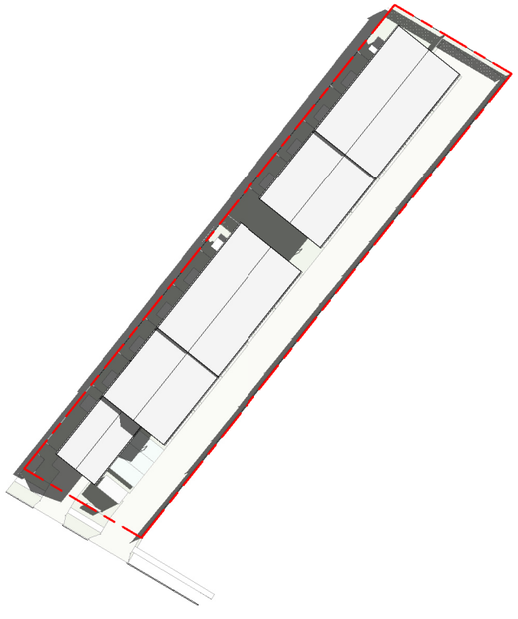
SPRING EQUINOX - 9am



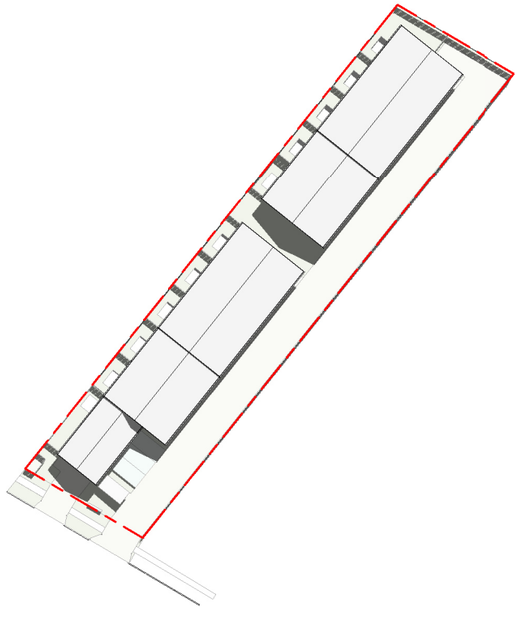
SPRING EQUINOX - 12pm



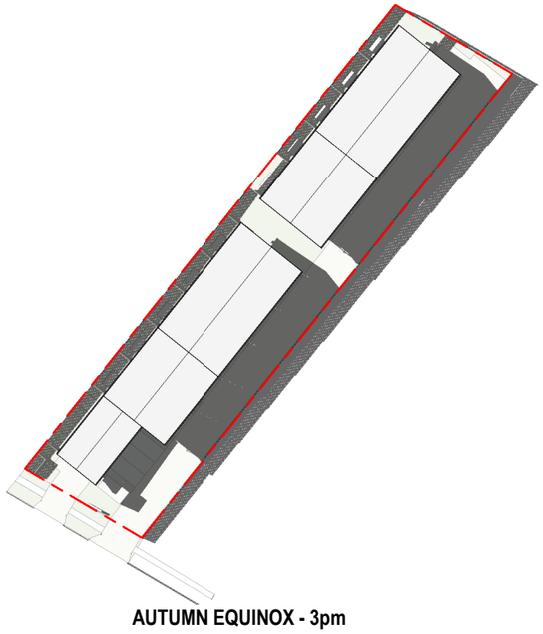
SPRING EQUINOX - 3pm



AUTUMN EQUINOX - 9am



AUTUMN EQUINOX - 12pm



AUTUMN EQUINOX - 3pm

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SUN STUDY - SPRING & AUTUMN

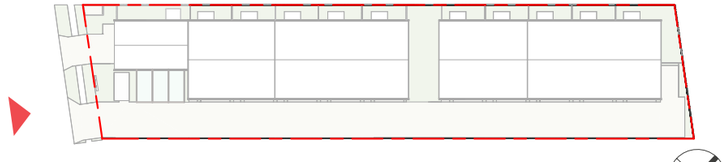
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2

Conceptualisation

ARTIST IMPRESSIONS





TIMOR AVE ENTRANCE

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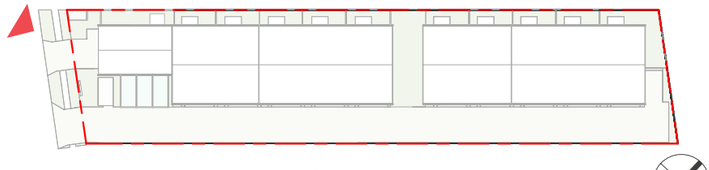
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STREET FACING ELEVATION

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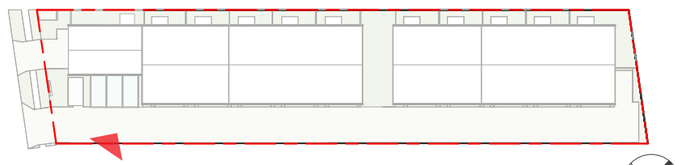
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VISITOR PARKING PERSPECTIVE

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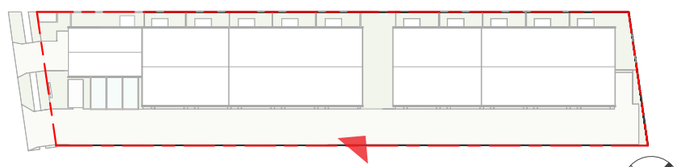
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COS PERSPECTIVE

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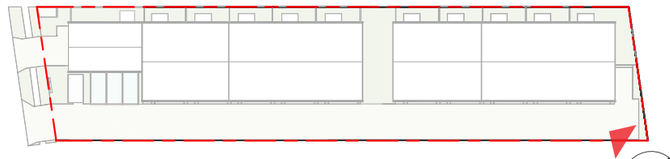
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REAR LOT PERSPECTIVE

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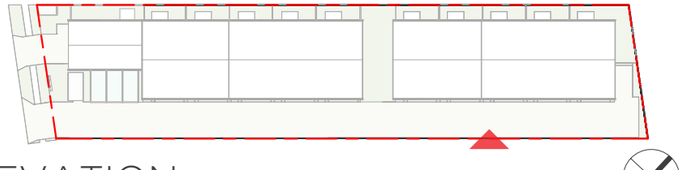
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BLOCK 2 ELEVATION

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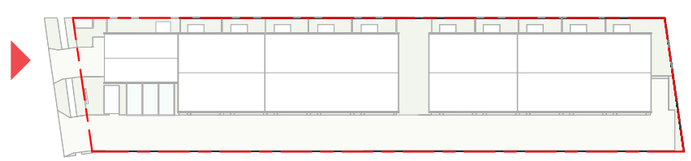
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FRONTAGE ELEVATION

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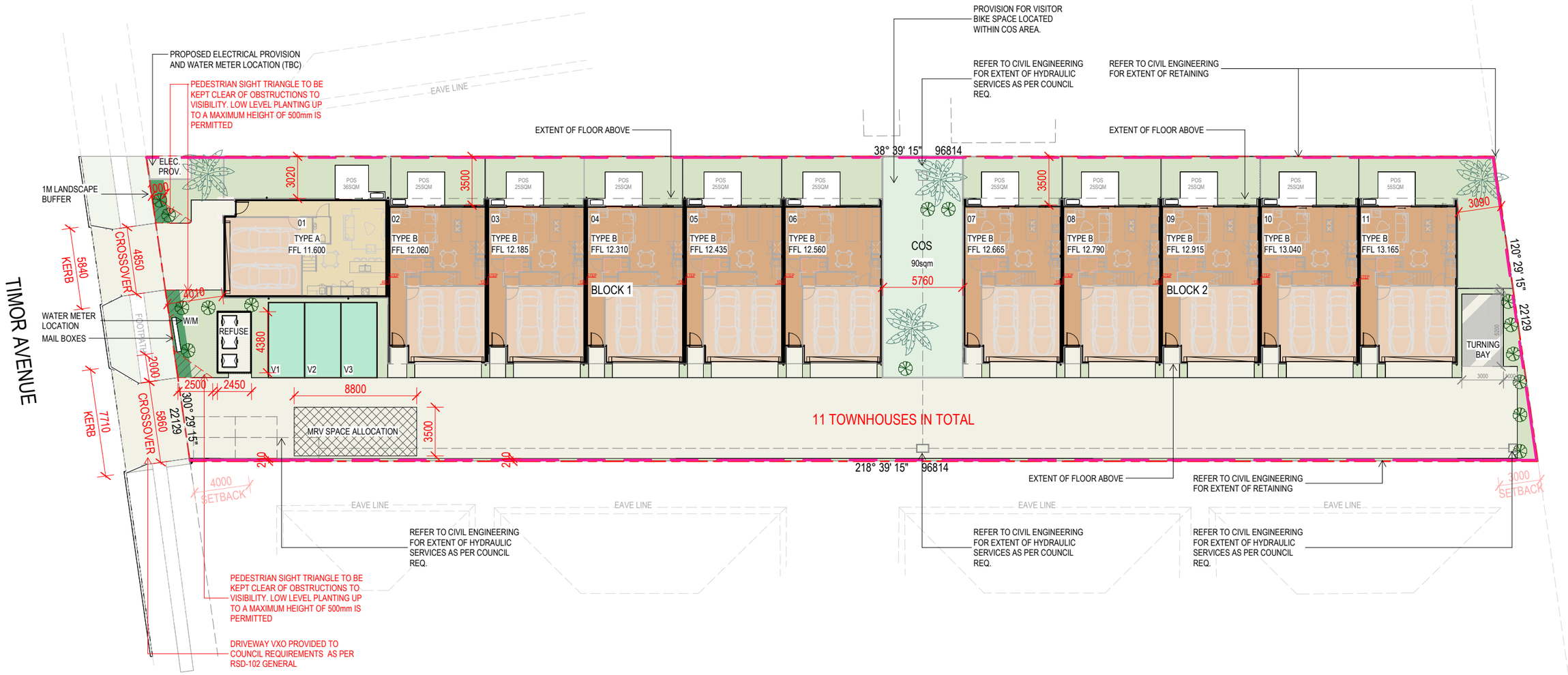
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Technical

ARCHITECTURAL DRAWINGS MASTERPLAN



0 10 20 30

SCALE: 1: 300

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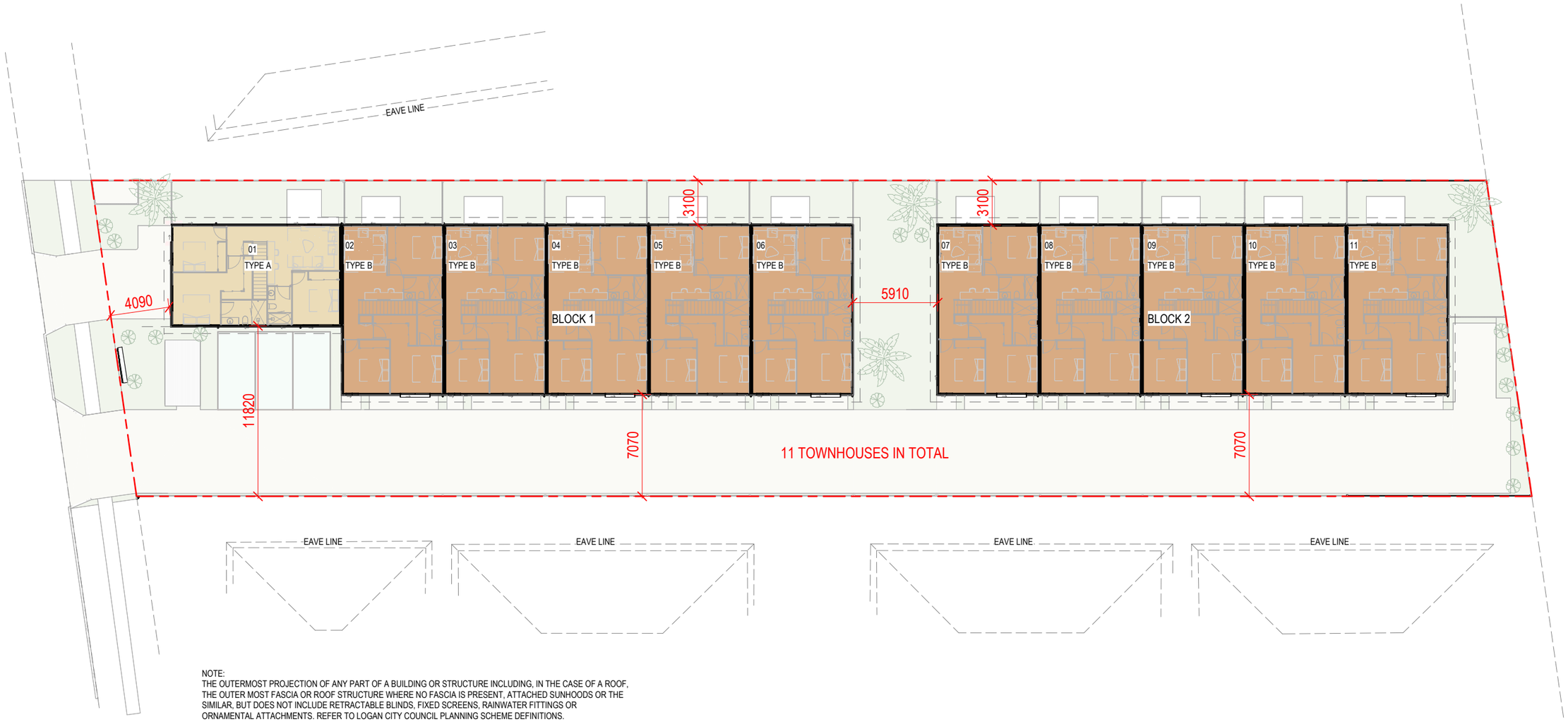
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MASTER PLAN - GROUND FLOOR PLAN

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NOTE:
THE OUTERMOST PROJECTION OF ANY PART OF A BUILDING OR STRUCTURE INCLUDING, IN THE CASE OF A ROOF, THE OUTER MOST FASCIA OR ROOF STRUCTURE WHERE NO FASCIA IS PRESENT, ATTACHED SUNHOODS OR THE SIMILAR, BUT DOES NOT INCLUDE RETRACTABLE BLINDS, FIXED SCREENS, RAINWATER FITTINGS OR ORNAMENTAL ATTACHMENTS. REFER TO LOGAN CITY COUNCIL PLANNING SCHEME DEFINITIONS.

0 10 20 30

SCALE: 1: 300

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

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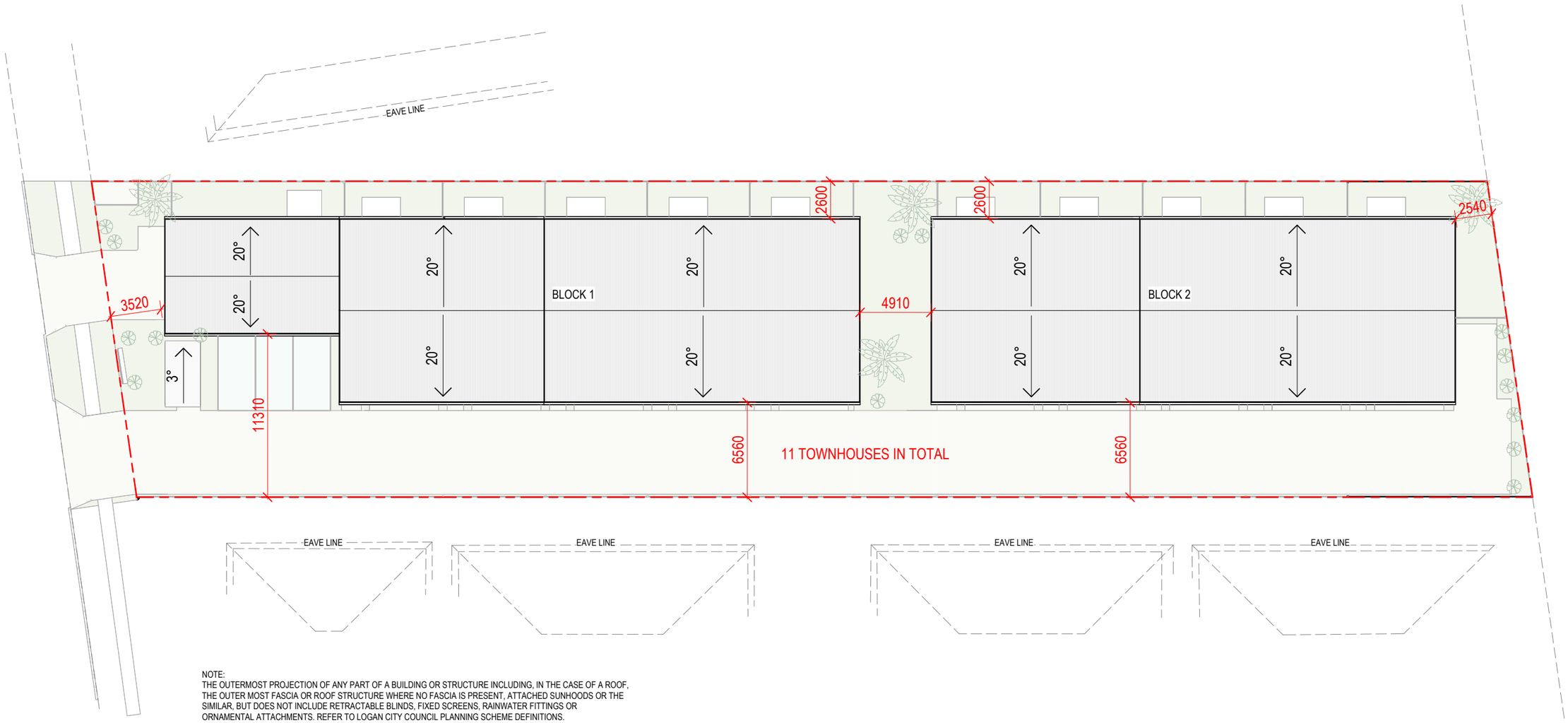
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MASTER PLAN - LEVEL 01 FLOOR PLAN

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SCALE: 1: 300

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

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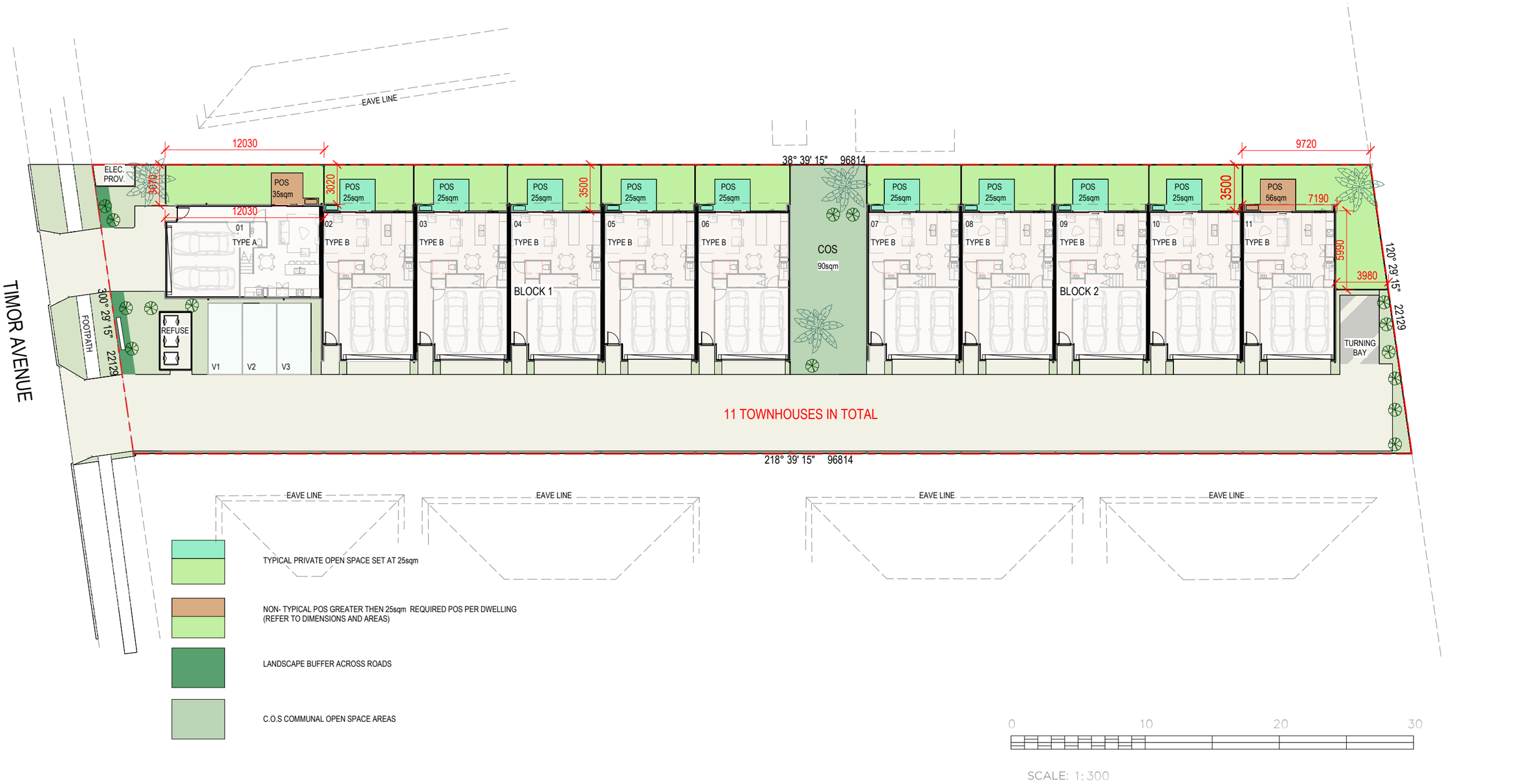
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MASTER PLAN - ROOF PLAN

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DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

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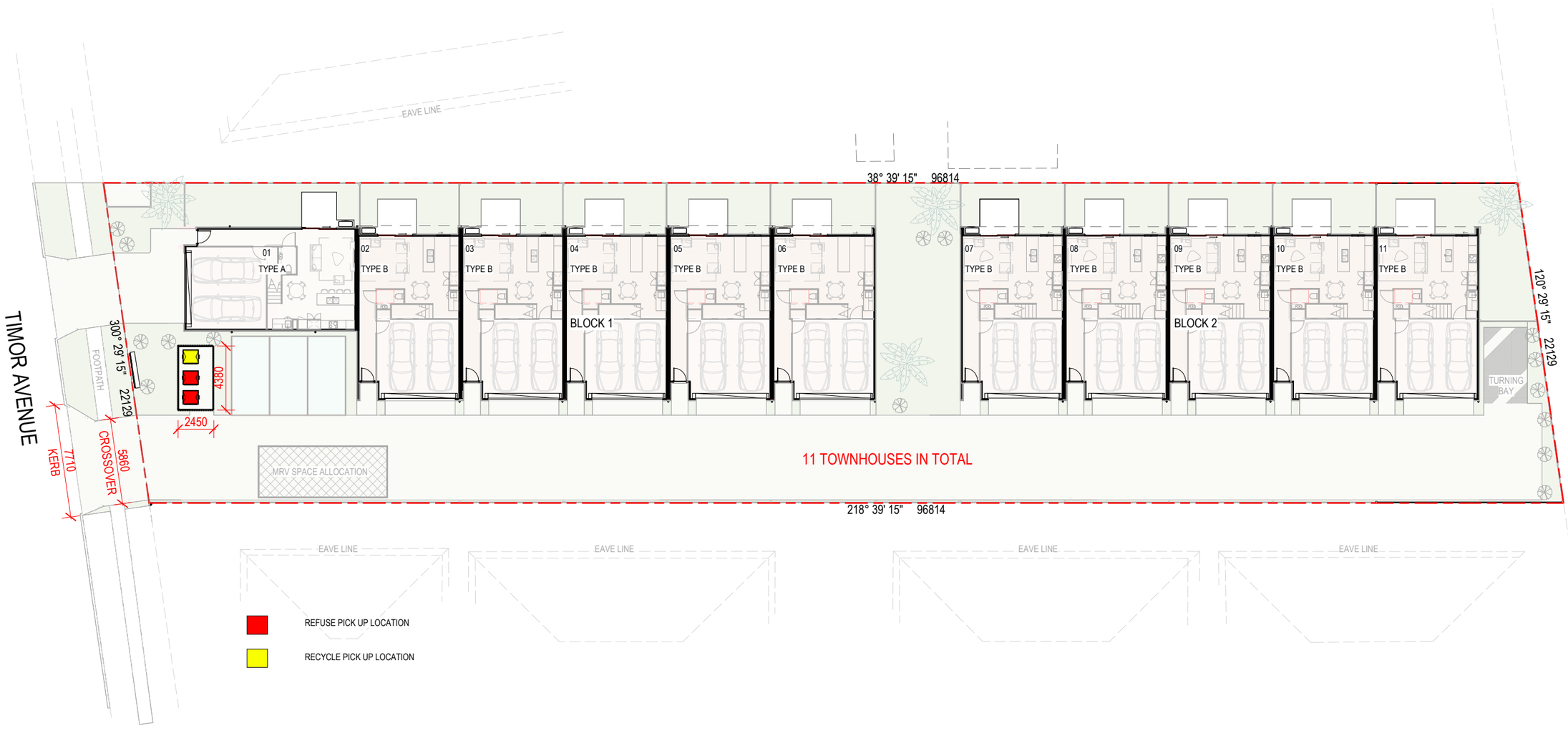
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MASTER PLAN - PRIVATE OPEN SPACE

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DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

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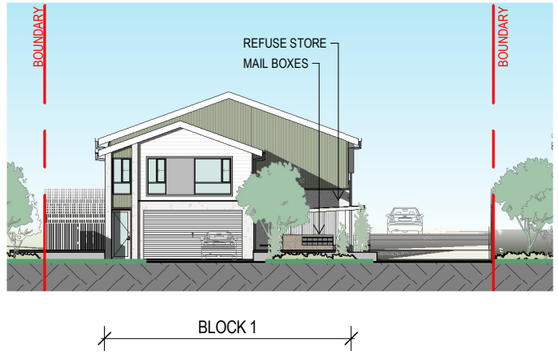
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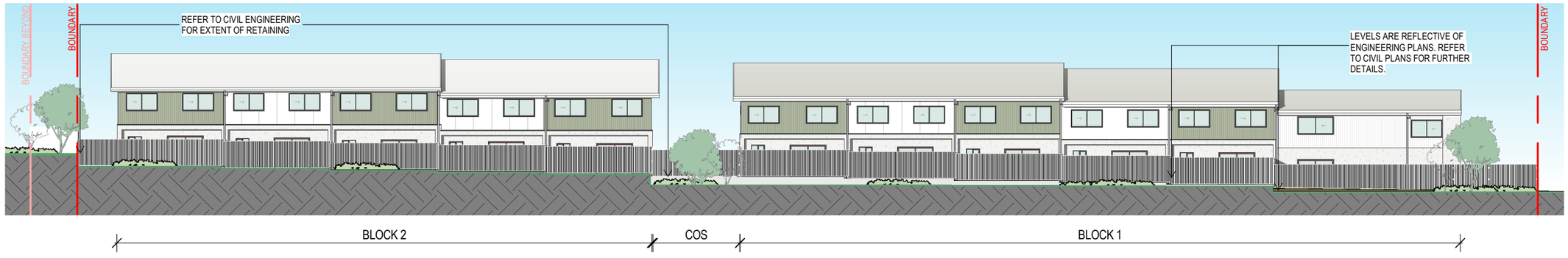
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MASTER PLAN - REFUSE MOVEMENT PLAN

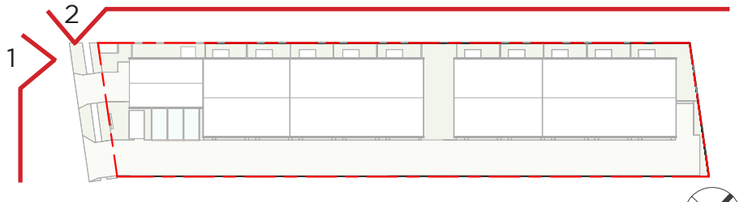
DA 3.04 26134 ISSUE C 1:300 @ A3 OCTOBER 2026 23



1 - SOUTH WEST ELEVATION



2 - NORTH WEST ELEVATION



SITE ELEVATIONS

DA 3.10 | 26134 | ISSUE C | 1:300 @ A3 | OCTOBER 2026 | 24

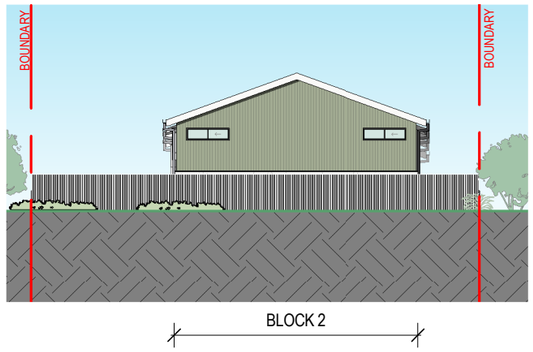
DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

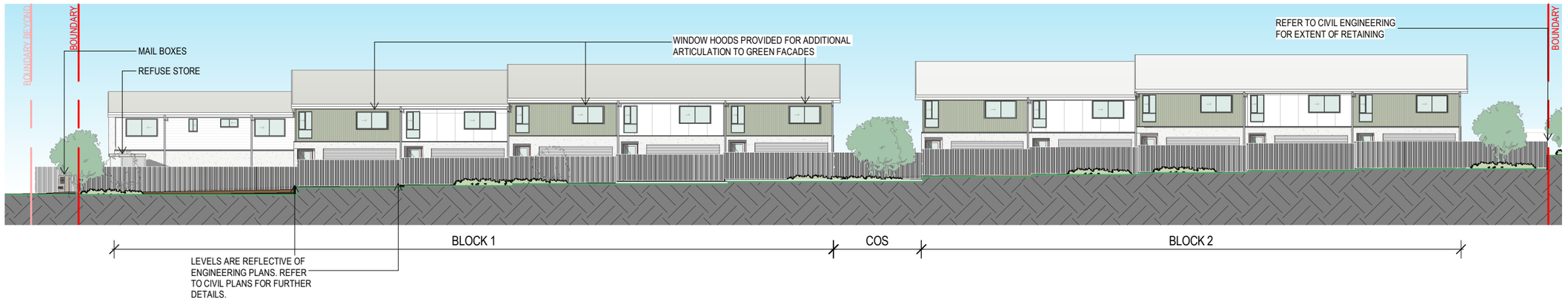
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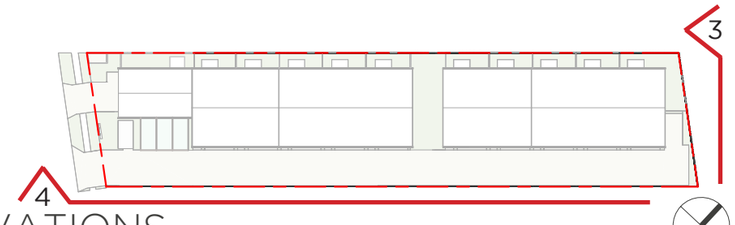
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3 - NORTH EAST ELEVATION



4 - SOUTH EAST ELEVATION



SITE ELEVATIONS

DA 3.11 | 26134 | ISSUE C | 1:300 @ A3 | OCTOBER 2026 | 25

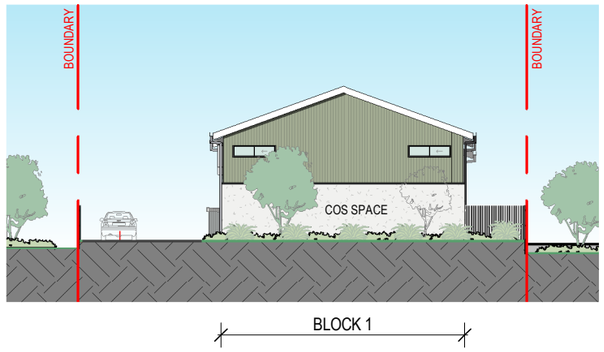
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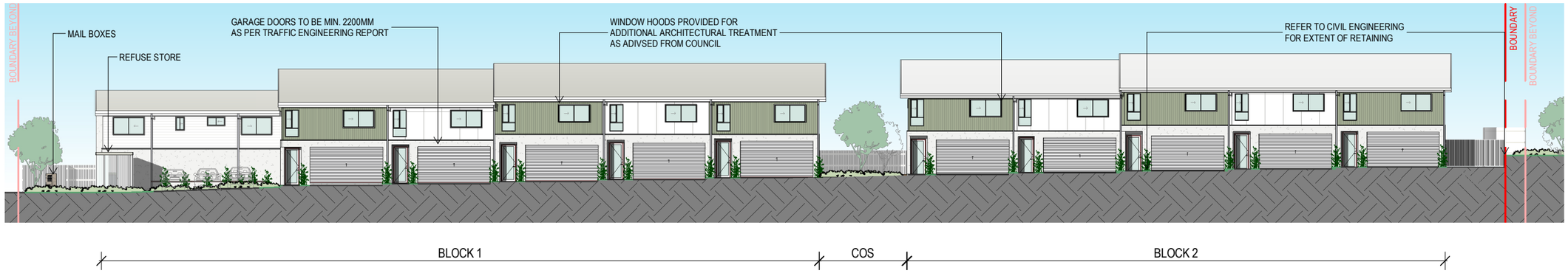
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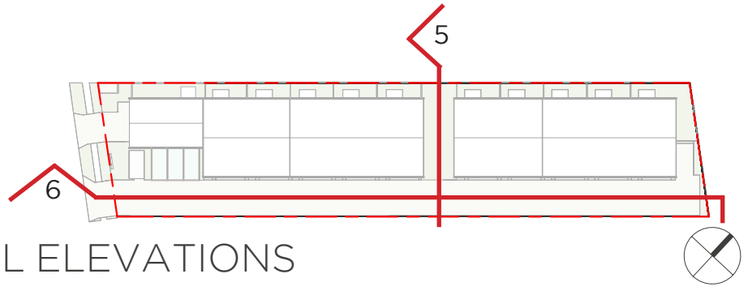
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5 - INTERNAL ELEVATION



6- INTERNAL ELEVATION



INTERNAL ELEVATIONS

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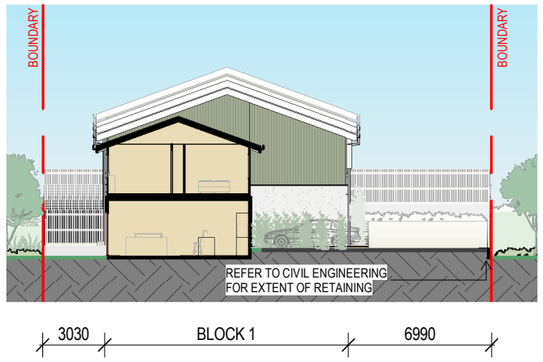
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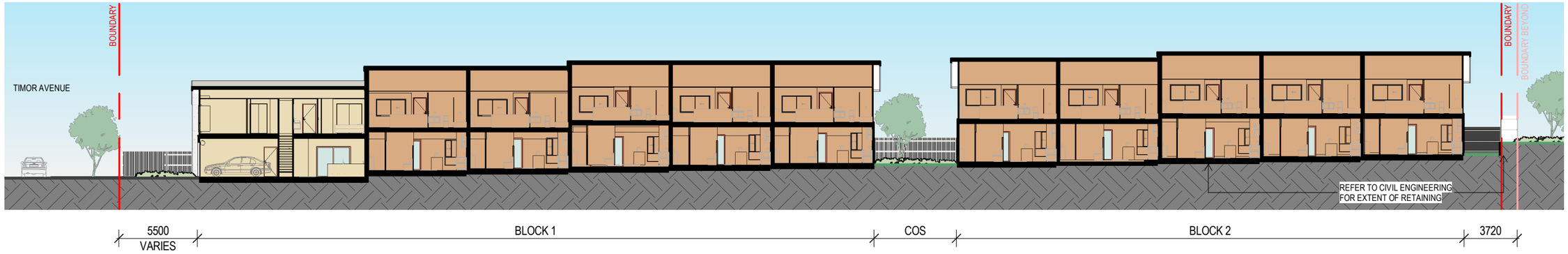
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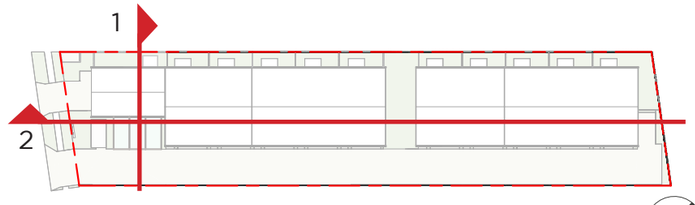
DA 3.12 | 26134 | ISSUE C | 1:300 @ A3 | OCTOBER 2026 | 26



1 - SITE SECTION



2 - SITE SECTION



SITE O/A SECTIONS

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DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

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MODE DESIGN CORP. PTY.

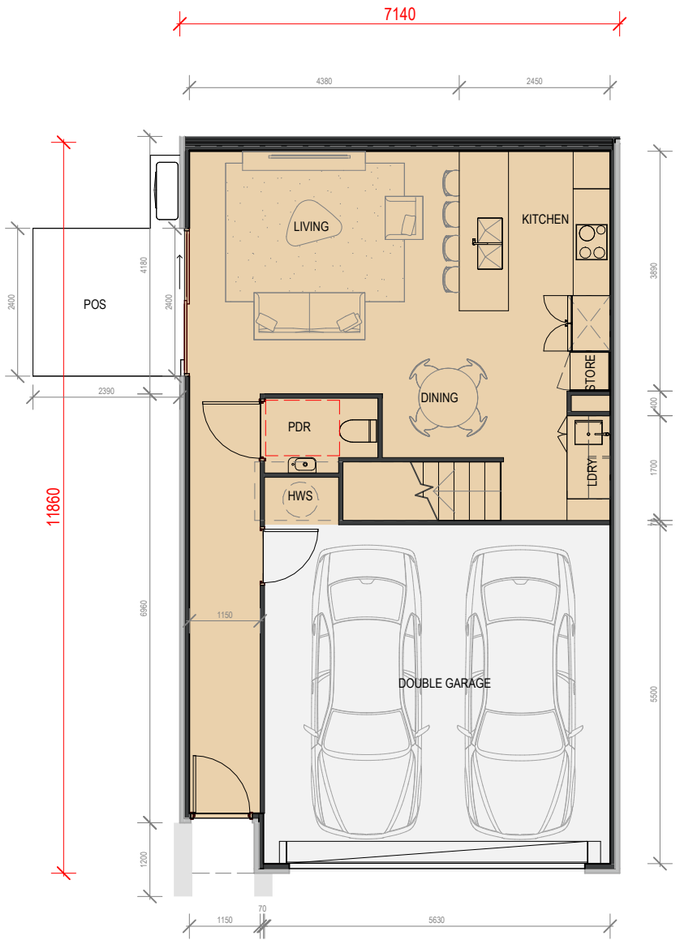
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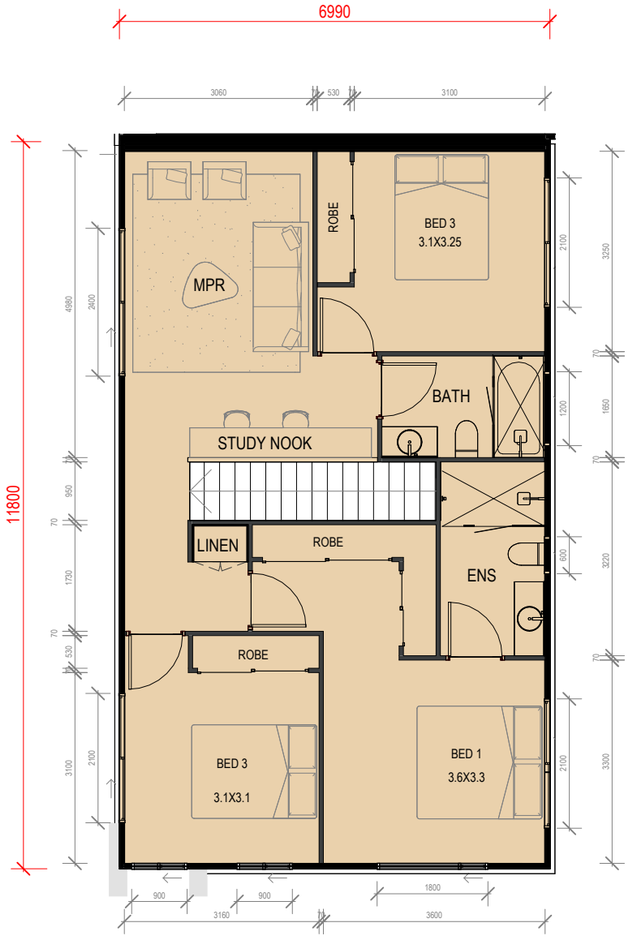
4

Technical

ARCHITECTURAL DRAWINGS TOWNHOUSES



GROUND FLOOR PLAN



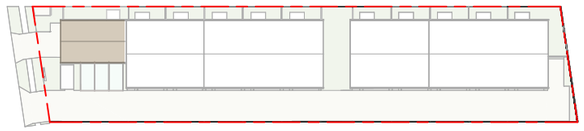
LEVEL 01 PLAN

TOWNHOUSE TYPE A - 4 BED AREAS

UPPER LEVEL	-	78.36m²
GROUND LEVEL	-	81.16m²
TOTAL INTERNAL AREA	-	159.52m²

AREAS CALLCULATED TO EXTERIOR WALLS AND CENTRELINE OF PARTY WALLS

ALL AREAS INDICATIVE ONLY TO BE CONFIRMED BY SURVEYOR



TOWNHOUSE INTERNAL LAYOUT A

DEVELOPMENT APPLICATION

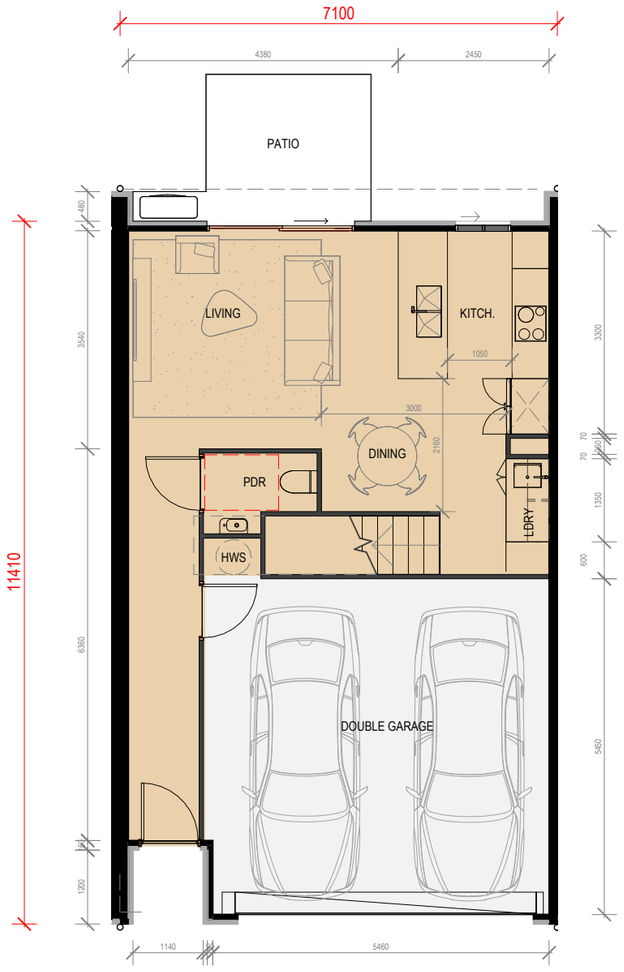
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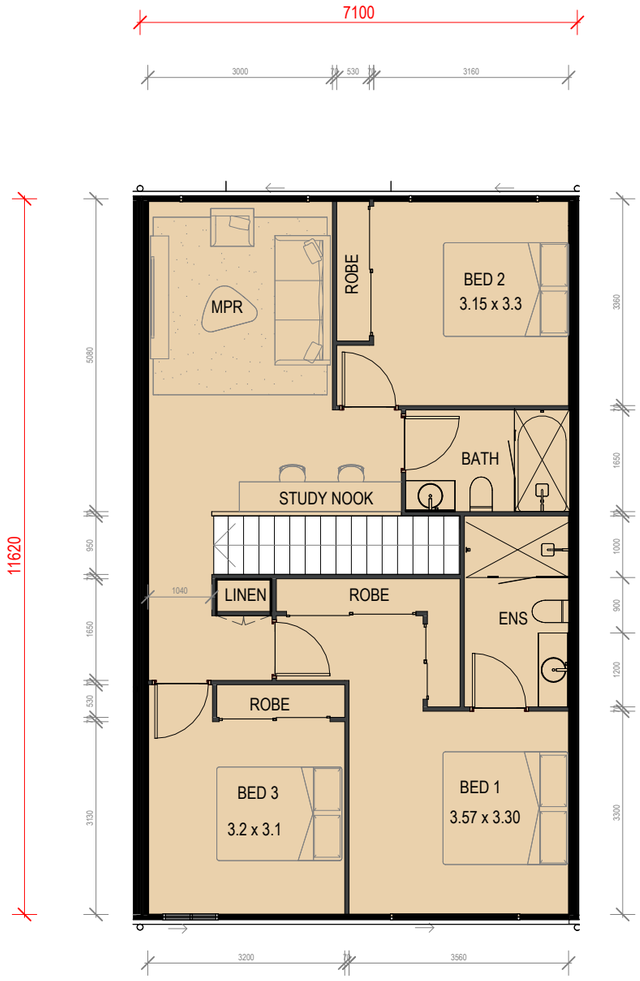
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GROUND FLOOR PLAN



LEVEL 01 PLAN

TOWNHOUSE TYPE B - 4 BED AREAS

UPPER LEVEL	-	78.51m²
GROUND LEVEL	-	77.85m²
TOTAL INTERNAL AREA	-	156.36m²

AREAS CALLCULATED TO EXTERIOR WALLS AND CENTRELINE OF PARTY WALLS

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TOWNHOUSE
INTERNAL LAYOUT B

DEVELOPMENT APPLICATION

38 TIMOR AVE, LOGANHOLME QLD

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ACCENT WALLS TO UPPER LEVELS FEATURING A VARIETY OF PAINT COLOURS AND FEATURE CLADDING.













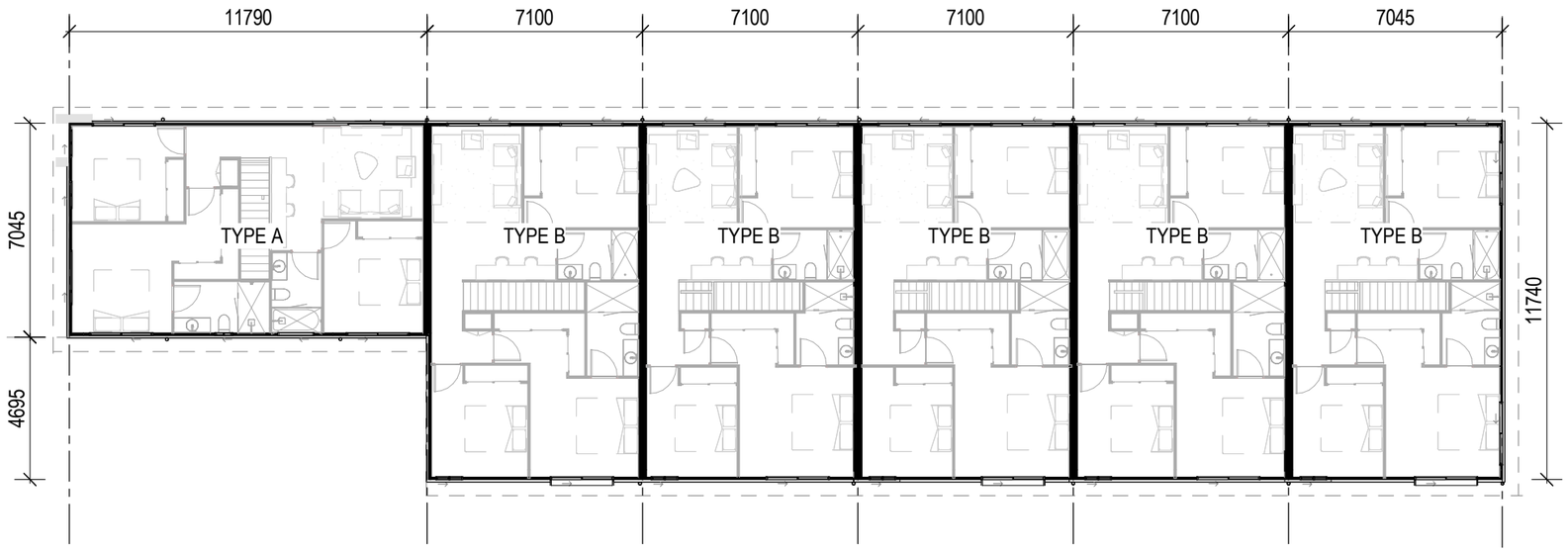
CONTEMPORARY WHITE AND GREEN PALLET

OR SIMILAR

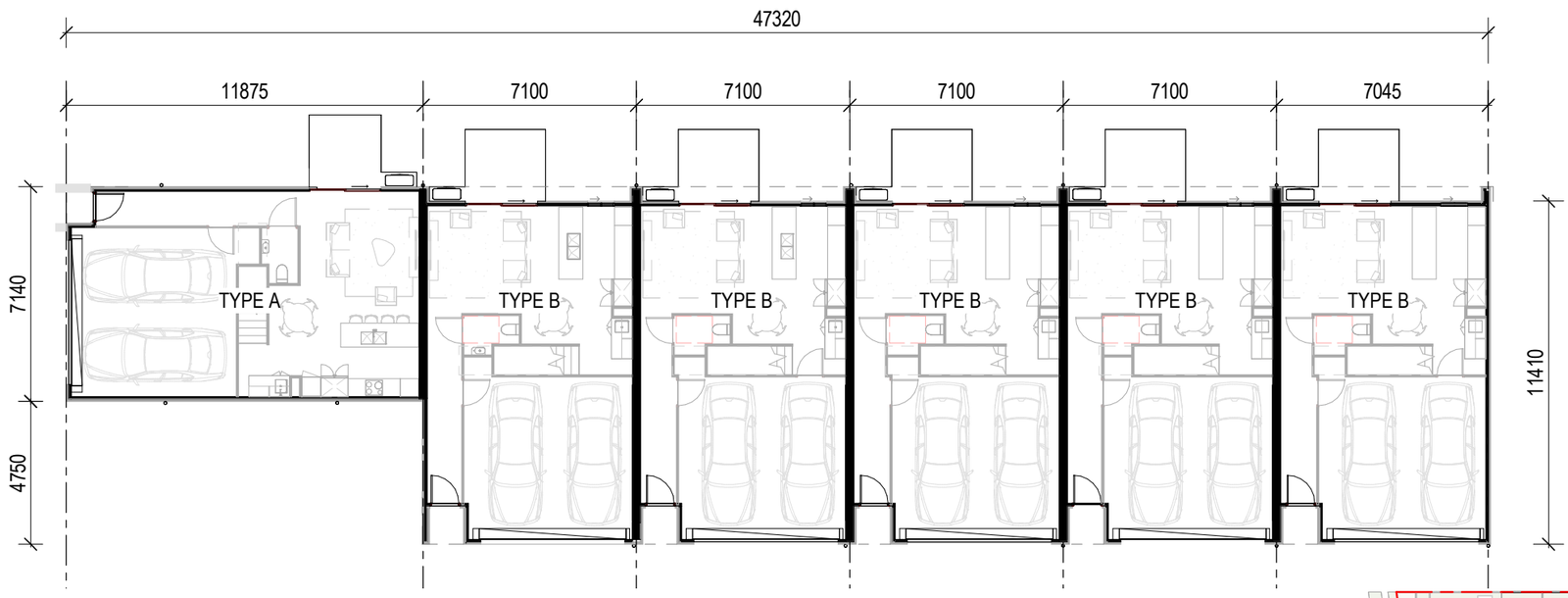
MATERIALITY AND FINISHES PALLET

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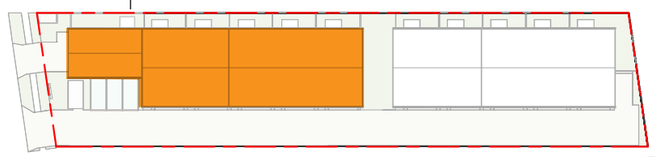
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LEVEL 01 FLOOR PLAN



GROUND FLOOR PLAN



DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

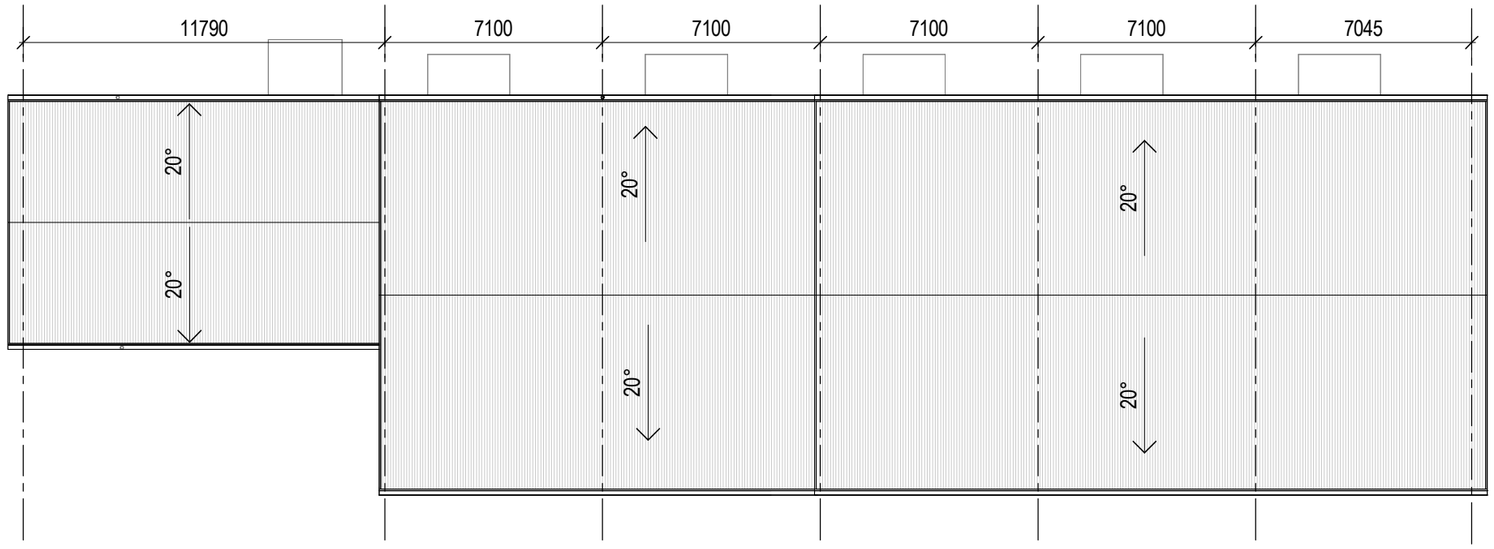
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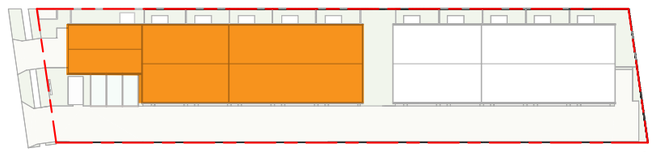
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BLOCK 1 - PLANS

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ROOF PLAN



BLOCK 1 - ROOF PLAN

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

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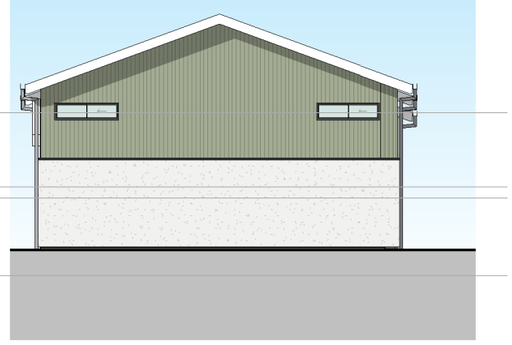
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

MATERIALS



JAMES HARDIE - SCYON 'AXON' OR SIM



JAMES HARDIE - FINE TEXTURE CLADDING



CONCRETE RENDER FINISH



COLORBOND ROOF SHEETING

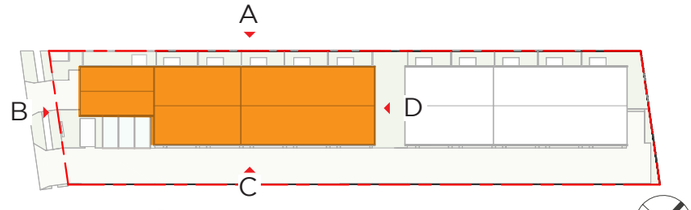
FINISHES

PAINT FINISH:
DULUX / COLORBOND
VIVID WHITE

PAINT FINISH:
DULUX / COLORBOND
SURFMIST

PAINT FINISH:
DULUX
CUCUMBER CRUSH

OR SIMILAR



BLOCK 1 - ELEVATIONS

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DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

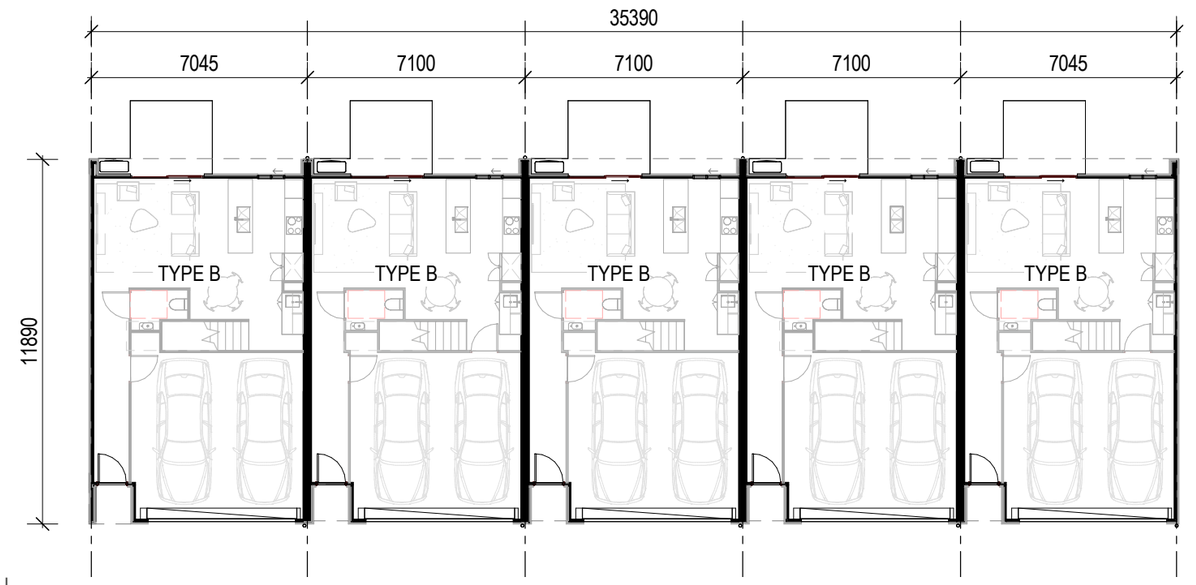
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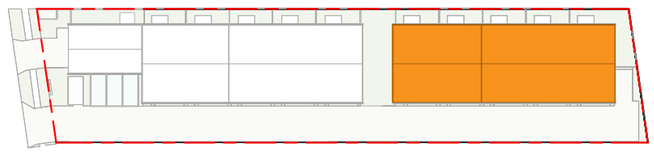
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LEVEL 01 FLOOR PLAN



GROUND FLOOR PLAN



BLOCK 2- PLANS

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

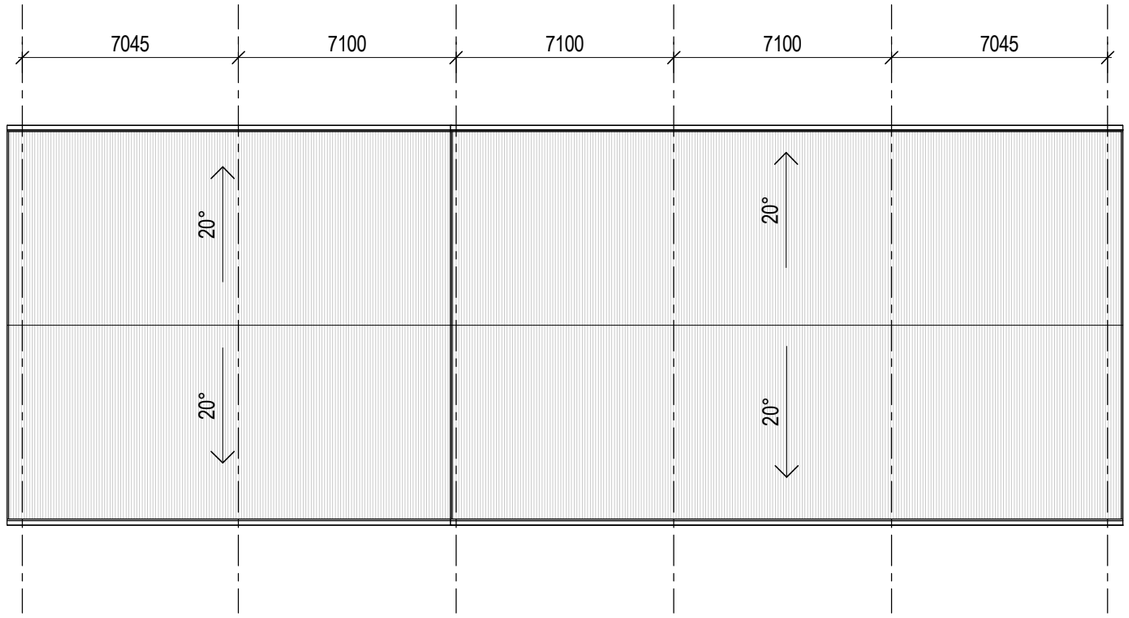
38 TIMOR AVE, LOGANHOLME QLD

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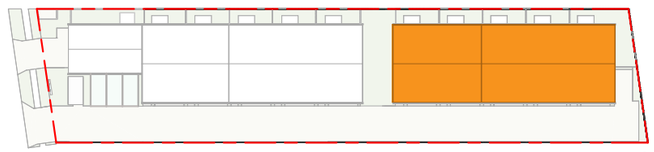
MODE DESIGN CORP. PTY.

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ROOF PLAN



BLOCK 2- PLANS

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

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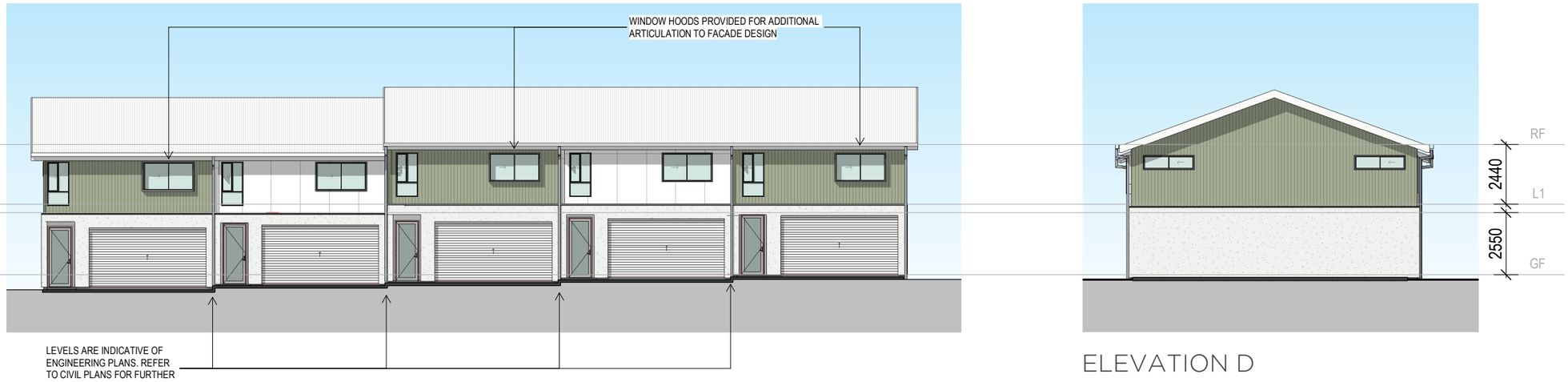
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ELEVATION A

ELEVATION B



ELEVATION C

ELEVATION D

MATERIALS



JAMES HARDIE - SCYON 'AXON' OR SIM



JAMES HARDIE - FINE TEXTURE CLADDING



CONCRETE RENDER FINISH



COLORBOND ROOF SHEETING

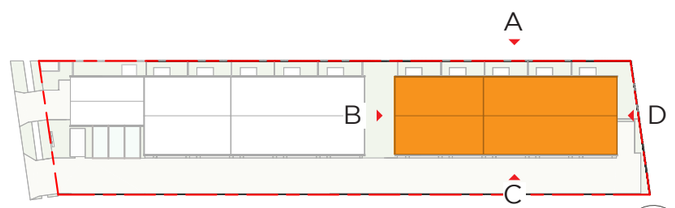
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PAINT FINISH:
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PAINT FINISH:
DULUX / COLORBOND
SURFMIST

PAINT FINISH:
DULUX
CUCUMBER CRUSH

OR SIMILAR



BLOCK 2 - ELEVATIONS

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

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