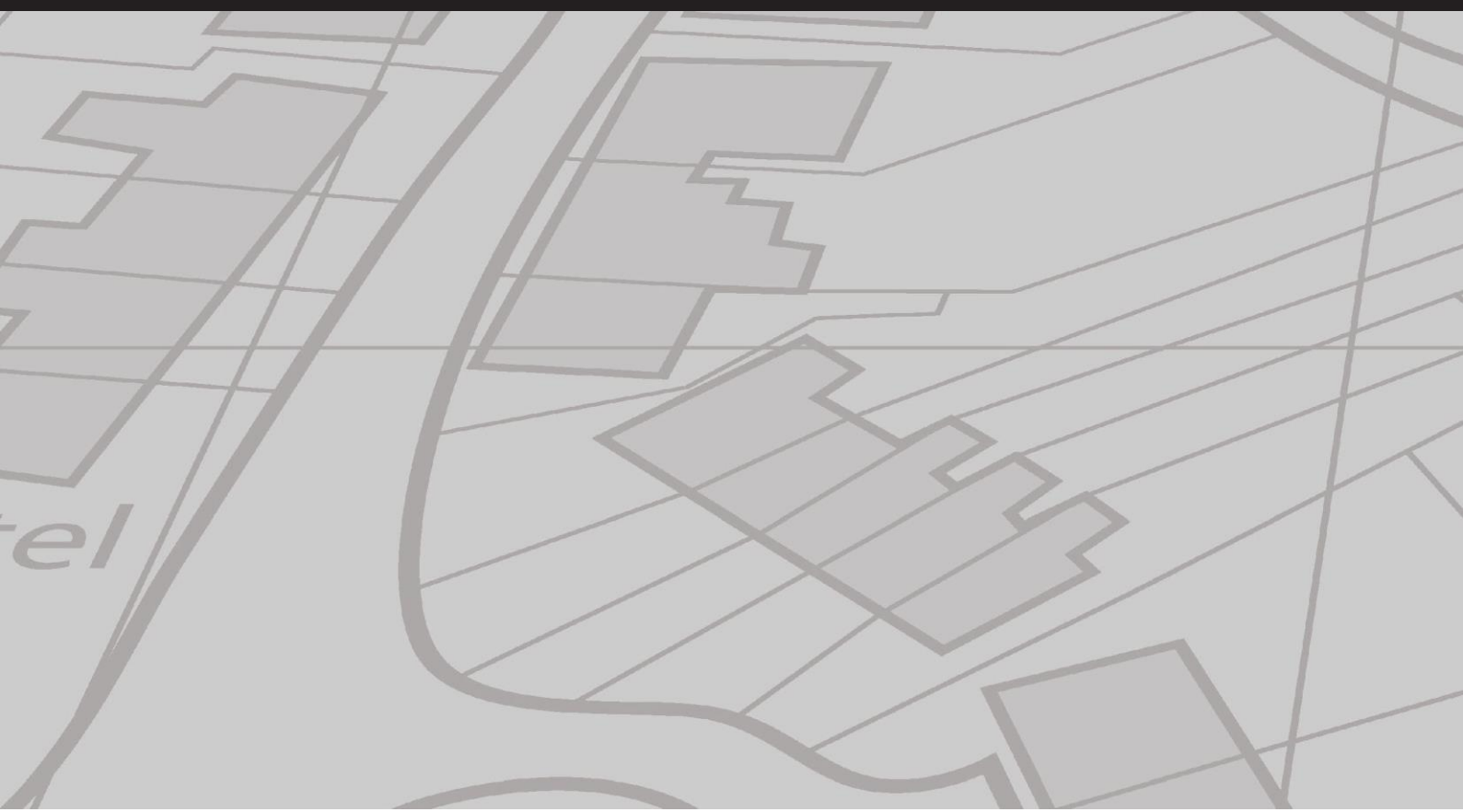




Section 3 PLANS





38

38 TIMOR AVE, LOGANHOLME, QLD 4129

TOWNHOUSE DEVELOPMENT

DEVELOPMENT APPLICATION

MAY 2026

ISSUE: A

PROJECT NUMBER: 26134



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1

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

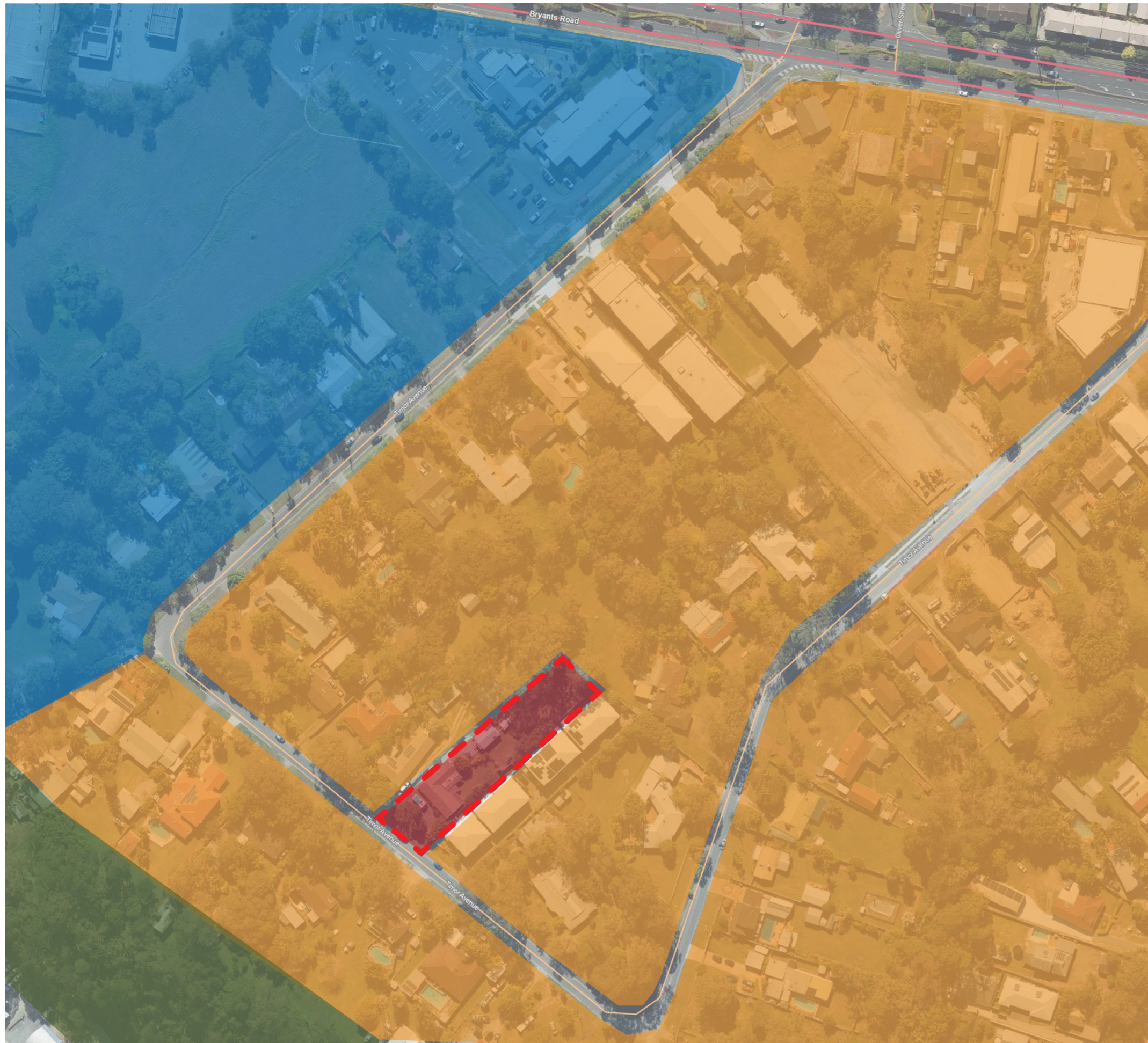
PLANNING SCHEME
LOGAN CITY COUNCIL

ZONE
LOW-MEDIUM DENSITY RESIDENTIAL

LEGEND

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





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

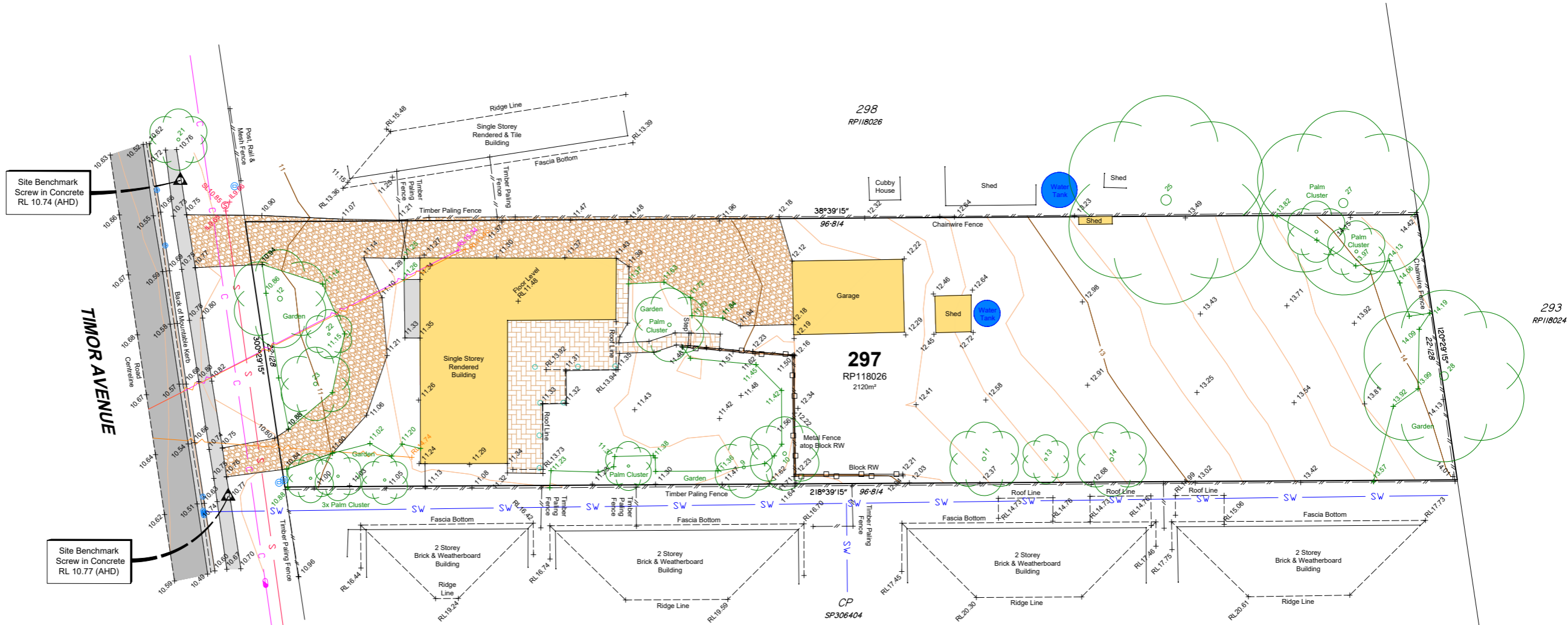
LEGEND

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



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
- U/G Communications Line
- O/H Communications Line
- U/G Power Line
- O/H Power Line
- Water Line
- Fire Service Line
- Sewer Line
- Gas Line
- Stormwater Line
- Reclaimed Water Line
- Unknown Service Line
- 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



Point Number	Diameter	Height	Spread
9	0.20	9.00	5.00
10	0.40	8.00	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

GENERAL 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.

DEVELOPMENT APPLICATION

38 TIMOR AVE, LOGANHOLME QLD

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SURVEY PLAN



MODE DESIGN CORP. PTY.

DA 1.02

26134

ISSUE A

NTS @ A3

MAY 2026 6

Not for construction. Do not scale off this drawing.



DEVELOPMENT SUMMARY

SITE AREA	2120 m ² Lot 297 on RP 118026	
ZONING	Low-medium density residential zone code	
LOCAL PLAN PRECINCT	Loganholme East - Resi. Frame	
SITE COVER***	Area	%
Overall	933.01m ²	44.00%
HEIGHT	Zoned 3 Storey's 12m	Proposed 2 Storey's
SETBACKS	As shown	
DENSITY	11 x 4 Bed Townhouses (44 Beds)	

DEEP PLANTING Refer Landscape Statement of Intent

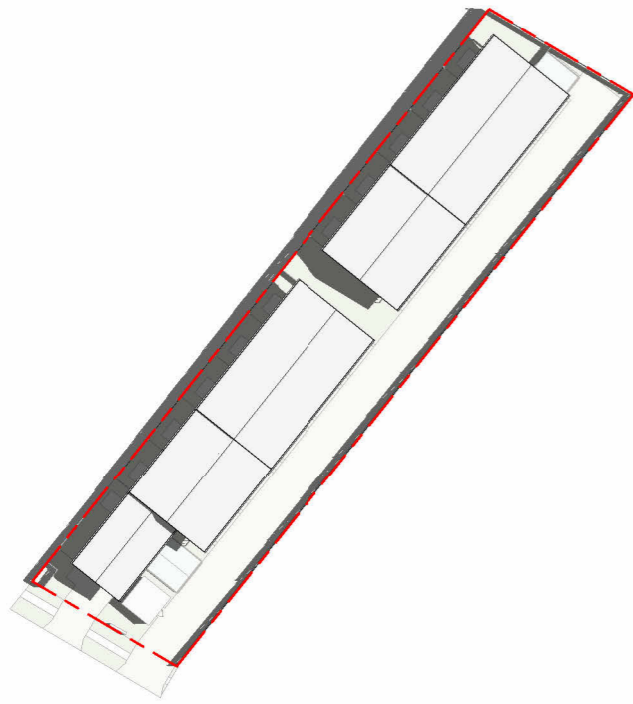
TOWNHOUSE MIX -				
Townhouse Types	Units	Beds	Units%	Total
Type A	1	4		4
Type B	10	4		40
Total				44

PROPOSED CAR PARKING ALLOCATION -			
No. of Units	Req.Rate	Required	Provided
11 (4bed)	2/Townhouse	22	22
Visitor Parking	0.25 per 1 unit	2.75	3
TOTAL CAR PARK NUMBER:		24.75	25

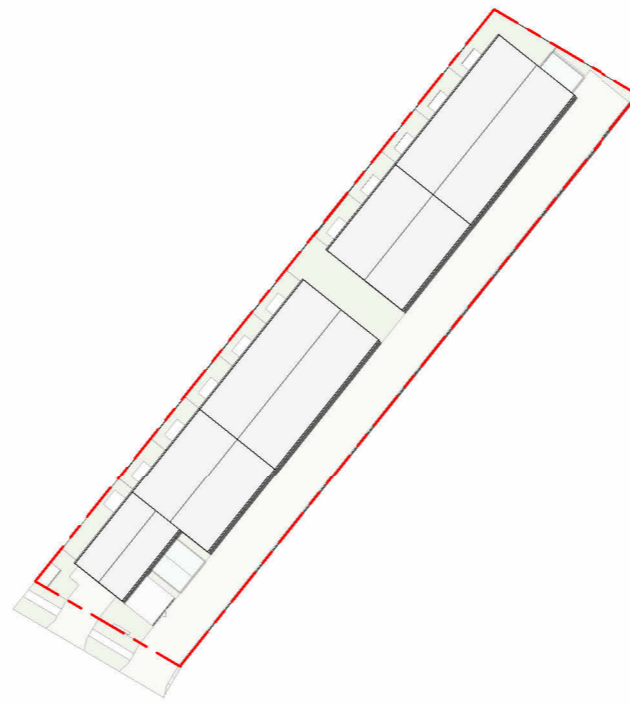
***SITE COVER, OF DEVELOPMENT, MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS -

- 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.

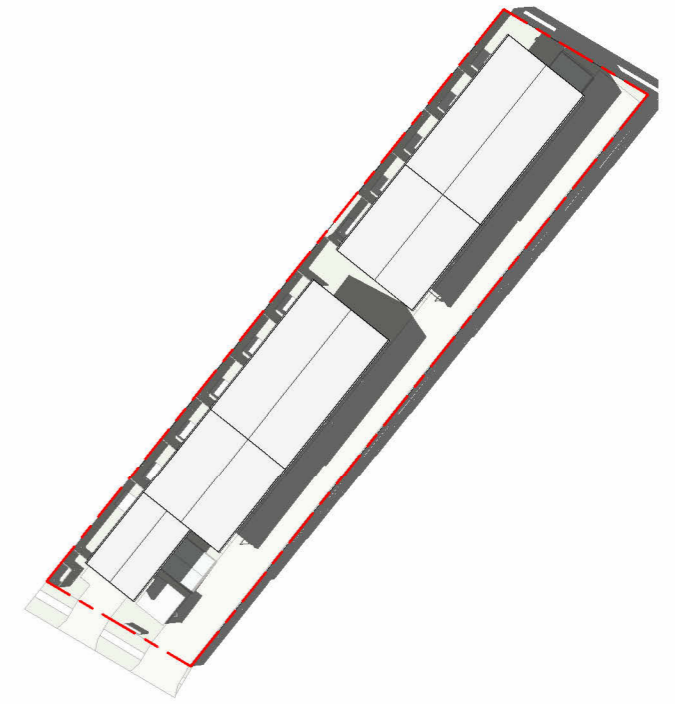




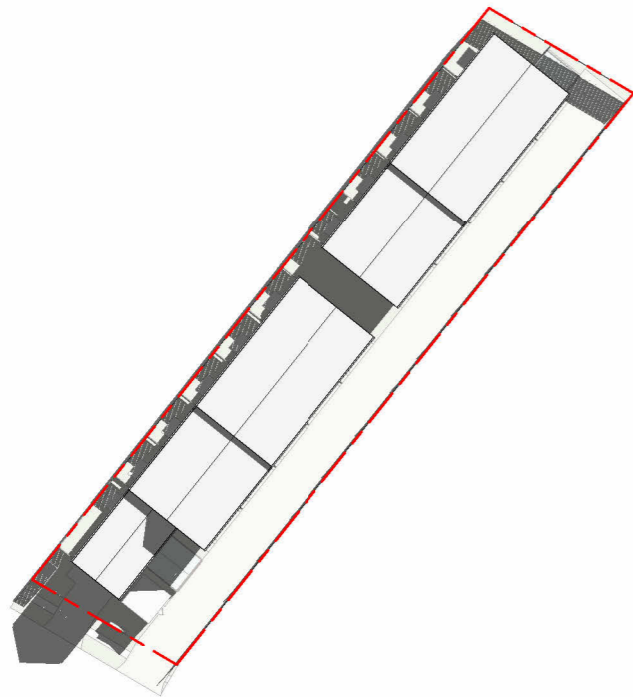
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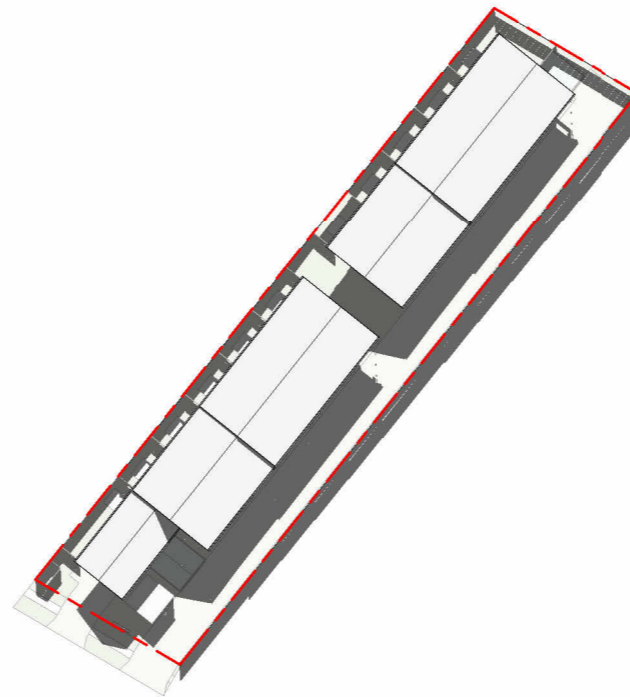
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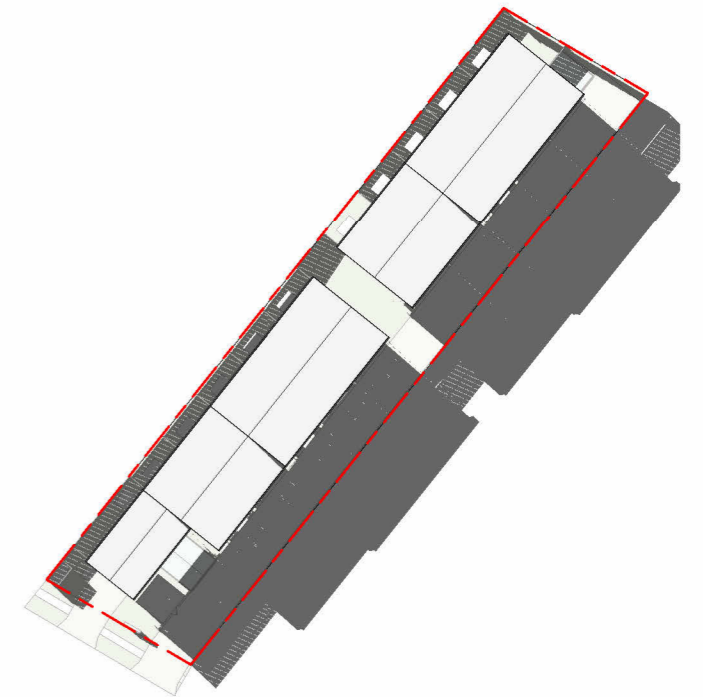
SUMMER SOLSTICE - 3pm



WINTER SOLSTICE - 9am

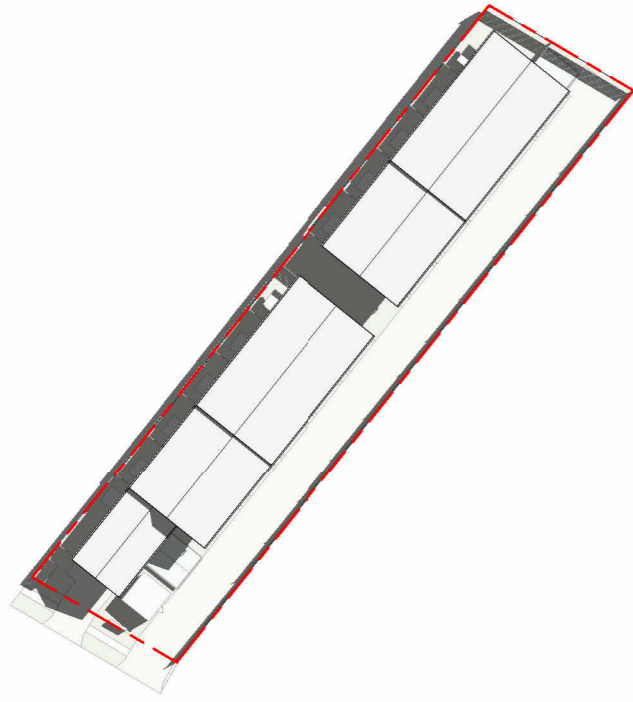


WINTER SOLSTICE - 12pm

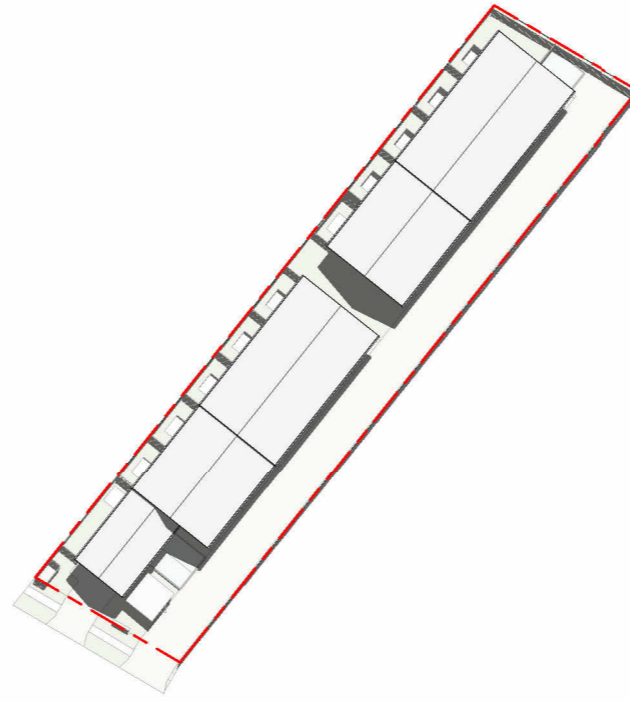


WINTER SOLSTICE - 3pm

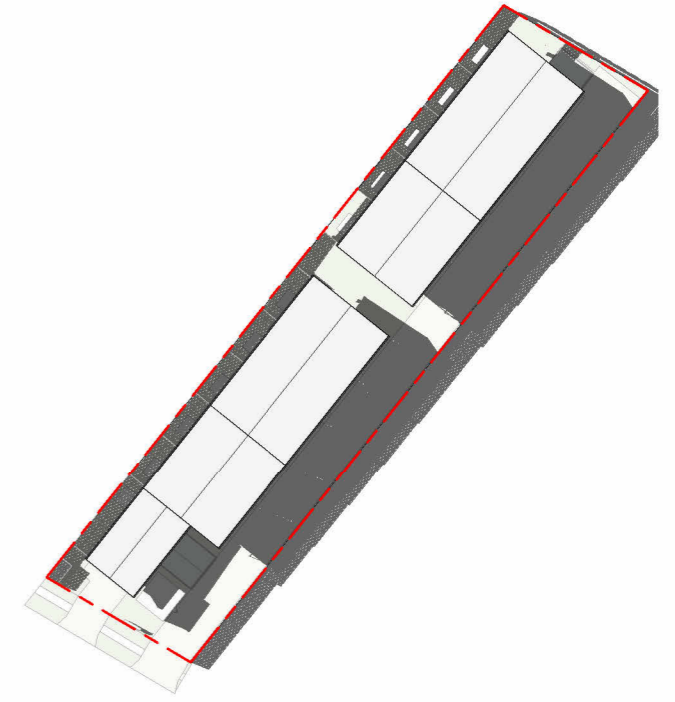




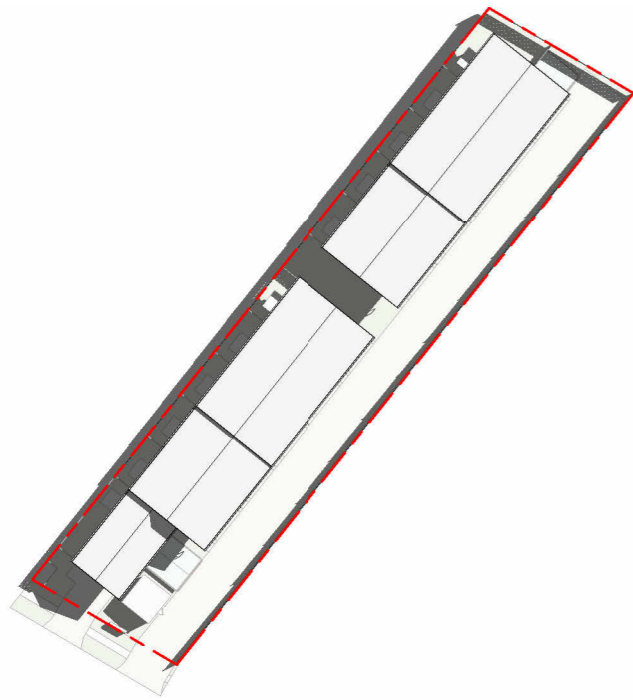
SPRING EQUINOX - 9am



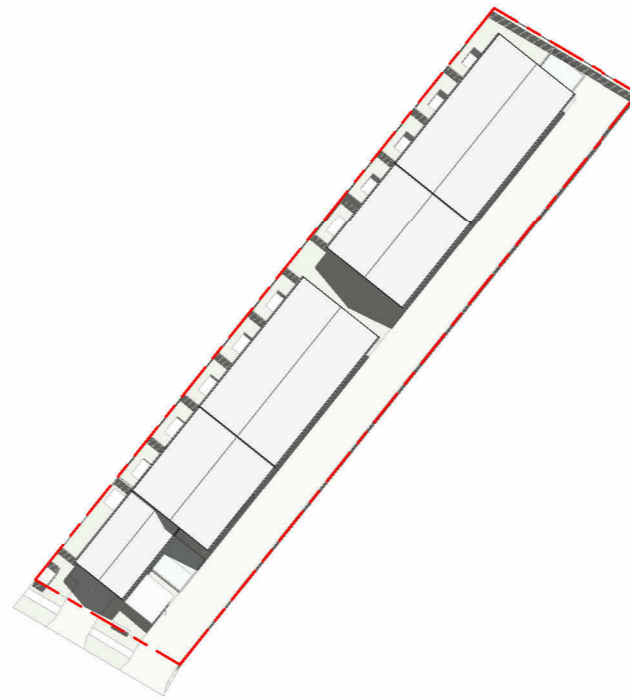
SPRING EQUINOX - 12pm



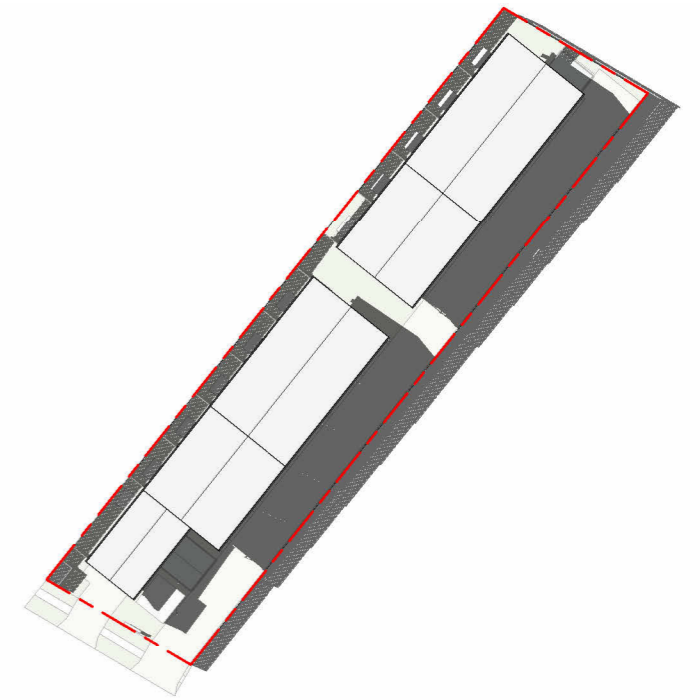
SPRING EQUINOX - 3pm



AUTUMN EQUINOX - 9am



AUTUMN EQUINOX - 12pm



AUTUMN EQUINOX - 3pm



2

Conceptualisation
ARTIST IMPRESSIONS



TIMOR AVE ENTRANCE



DEVELOPMENT APPLICATION

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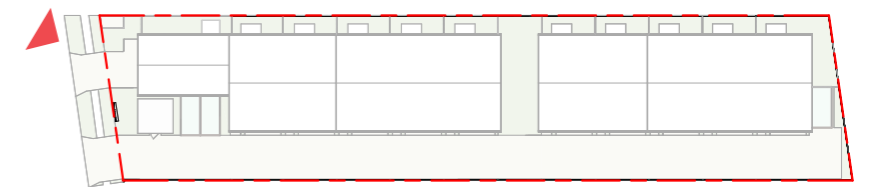
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DA 2.00

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MAY 2026 11



STREET FACING ELEVATION





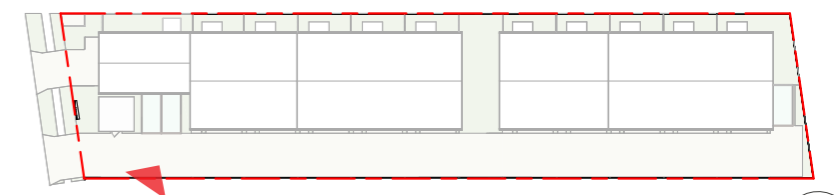
DEVELOPMENT APPLICATION

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VISITOR PARKING PERSPECTIVE

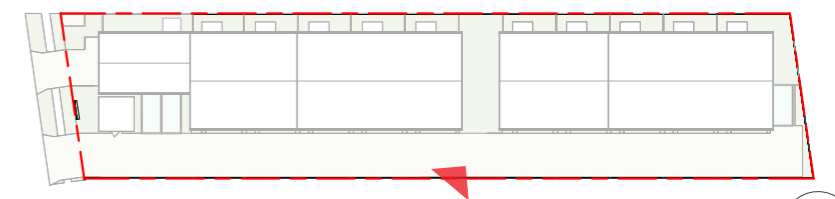
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ISSUE A

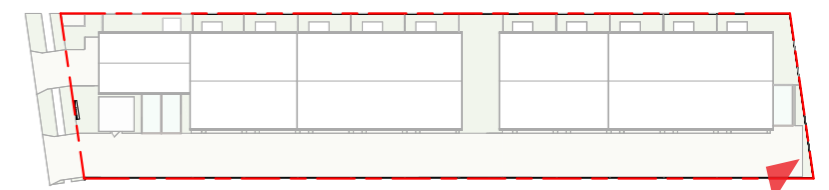
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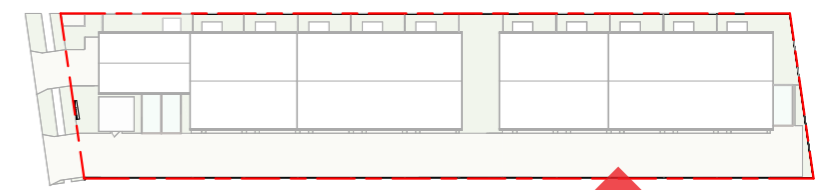
COS PERSPECTIVE





REAR LOT PERSPECTIVE





BLOCK 2 ELEVATION

DA 2.04

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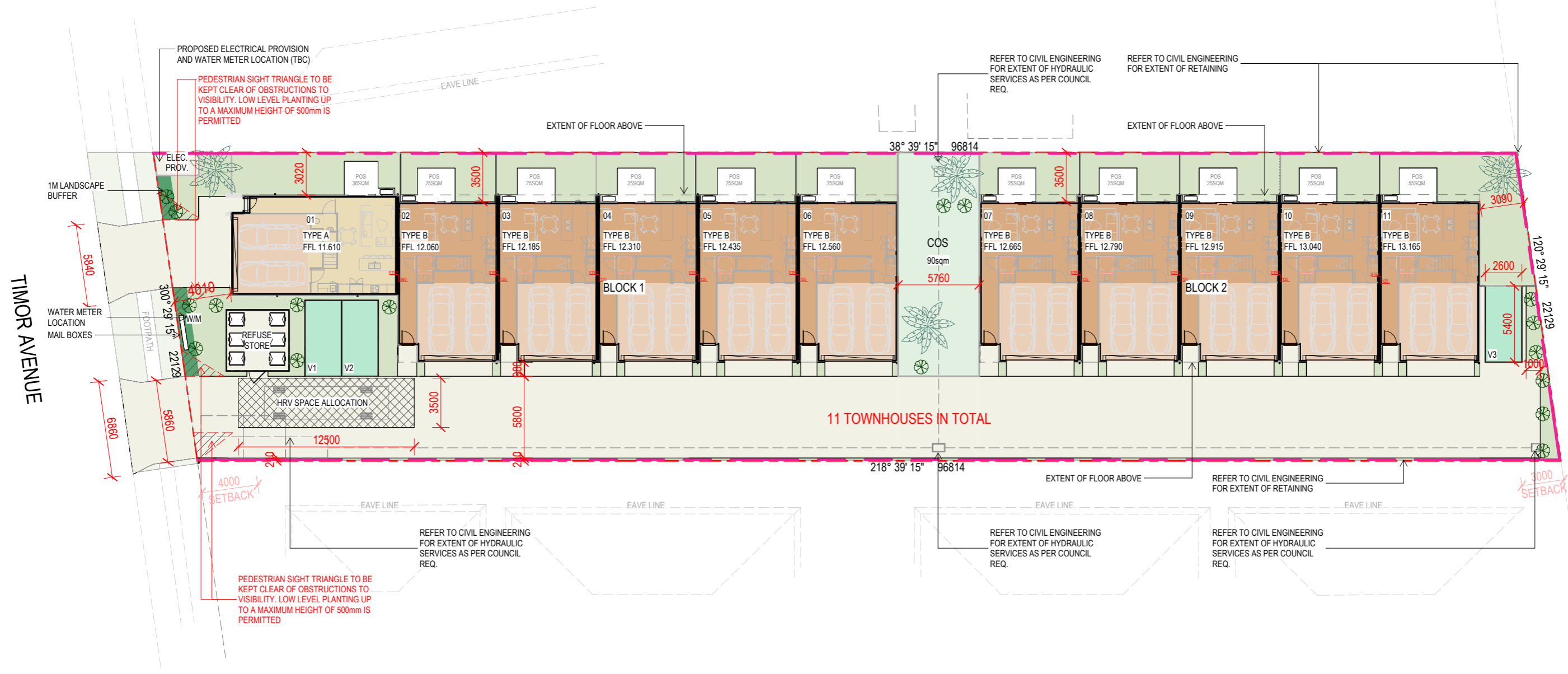
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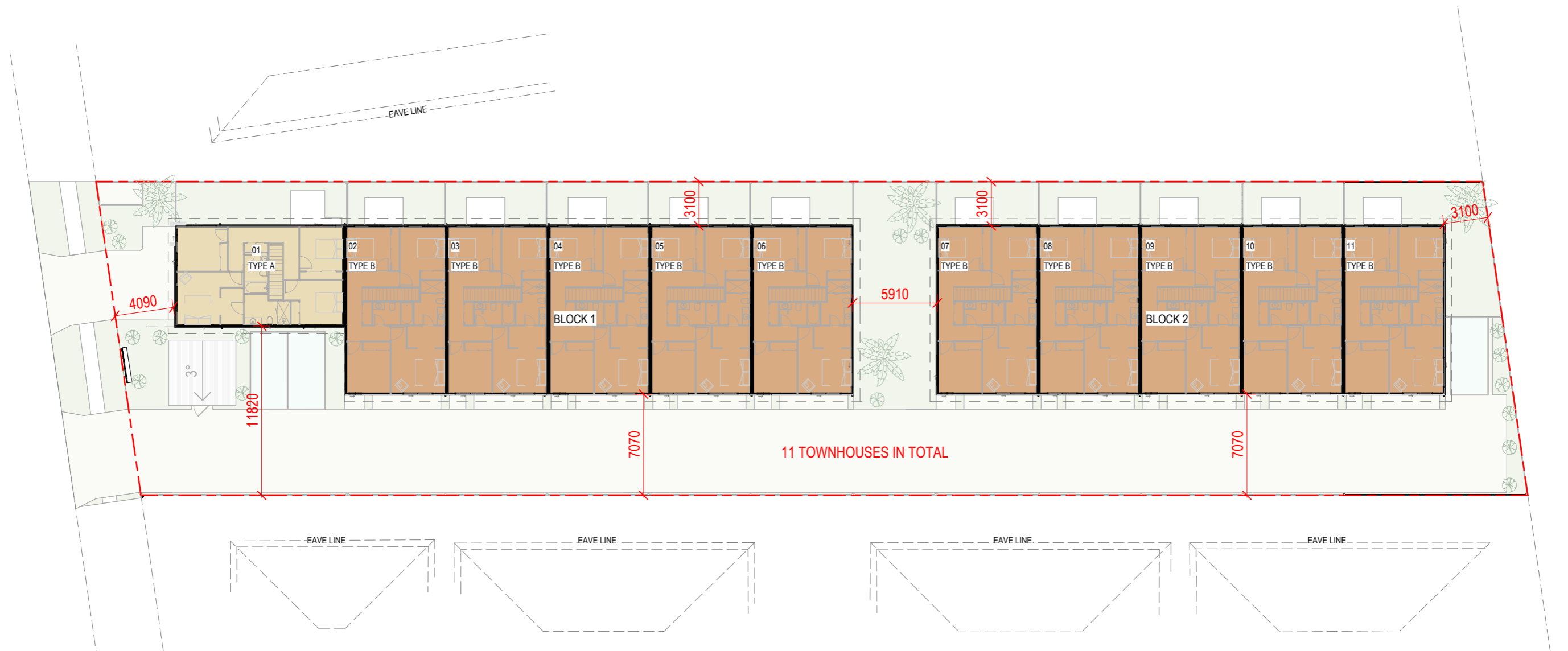
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3

Technical

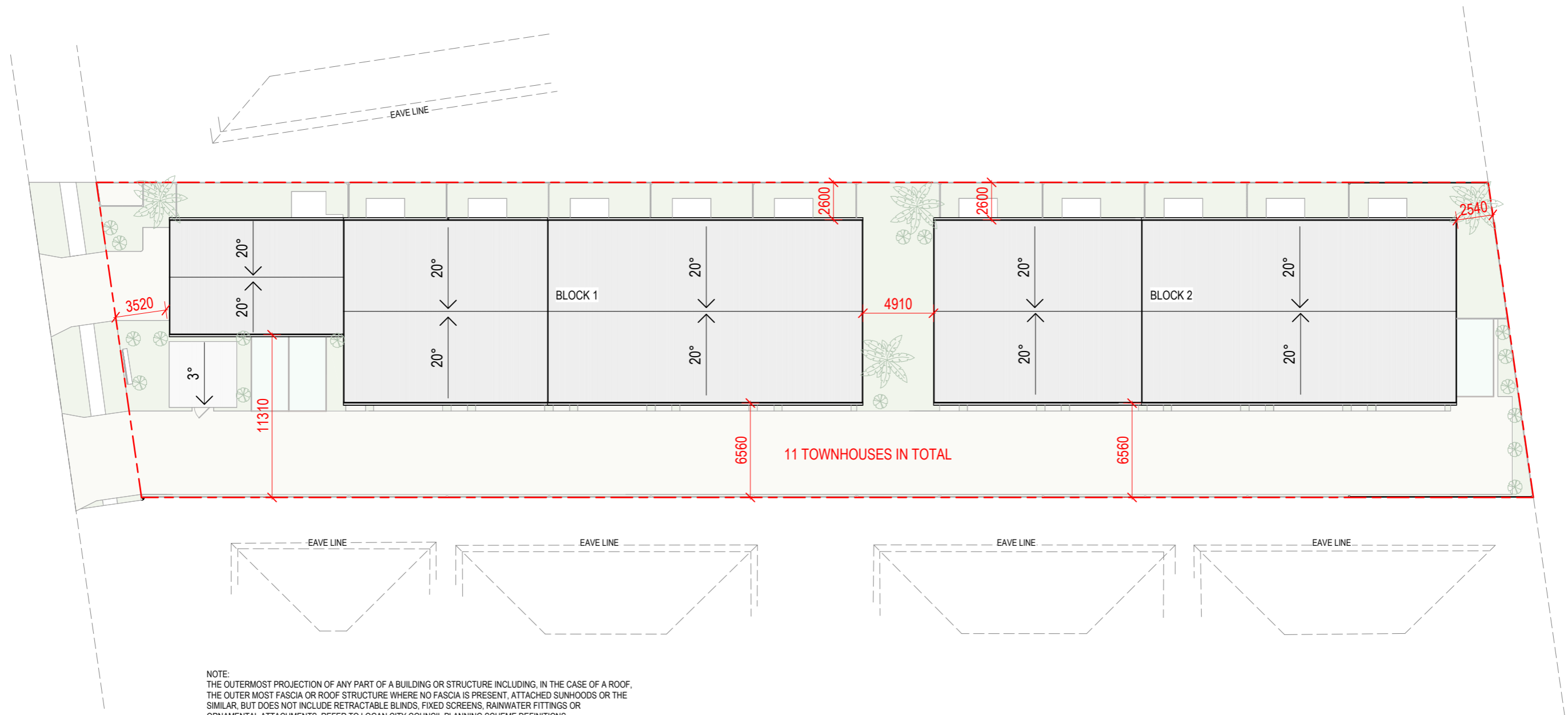
ARCHITECTURAL DRAWINGS MASTERPLAN





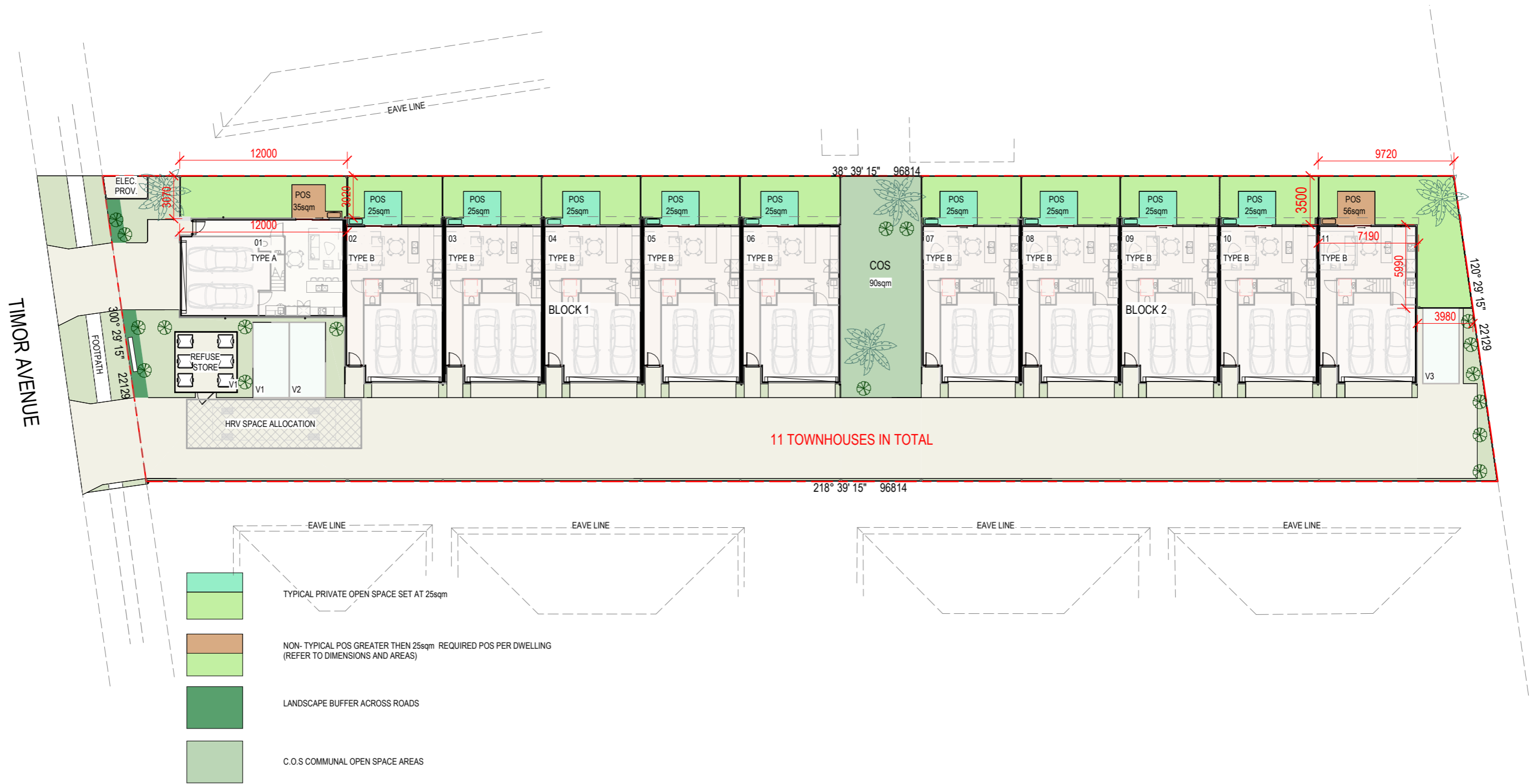
NOTE:
 THE OUTERMOST PROJECTION OF ANY PART OF A BUILDING OR STRUCTURE INCLUDING, IN THE CASE OF A ROOF, THE OUTER MOST FASCIA OR ROOF STRUCTURE WHERE NO FASCIA IS PRESENT, ATTACHED SUNHOODS OR THE SIMILAR, BUT DOES NOT INCLUDE RETRACTABLE BLINDS, FIXED SCREENS, RAINWATER FITTINGS OR ORNAMENTAL ATTACHMENTS.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

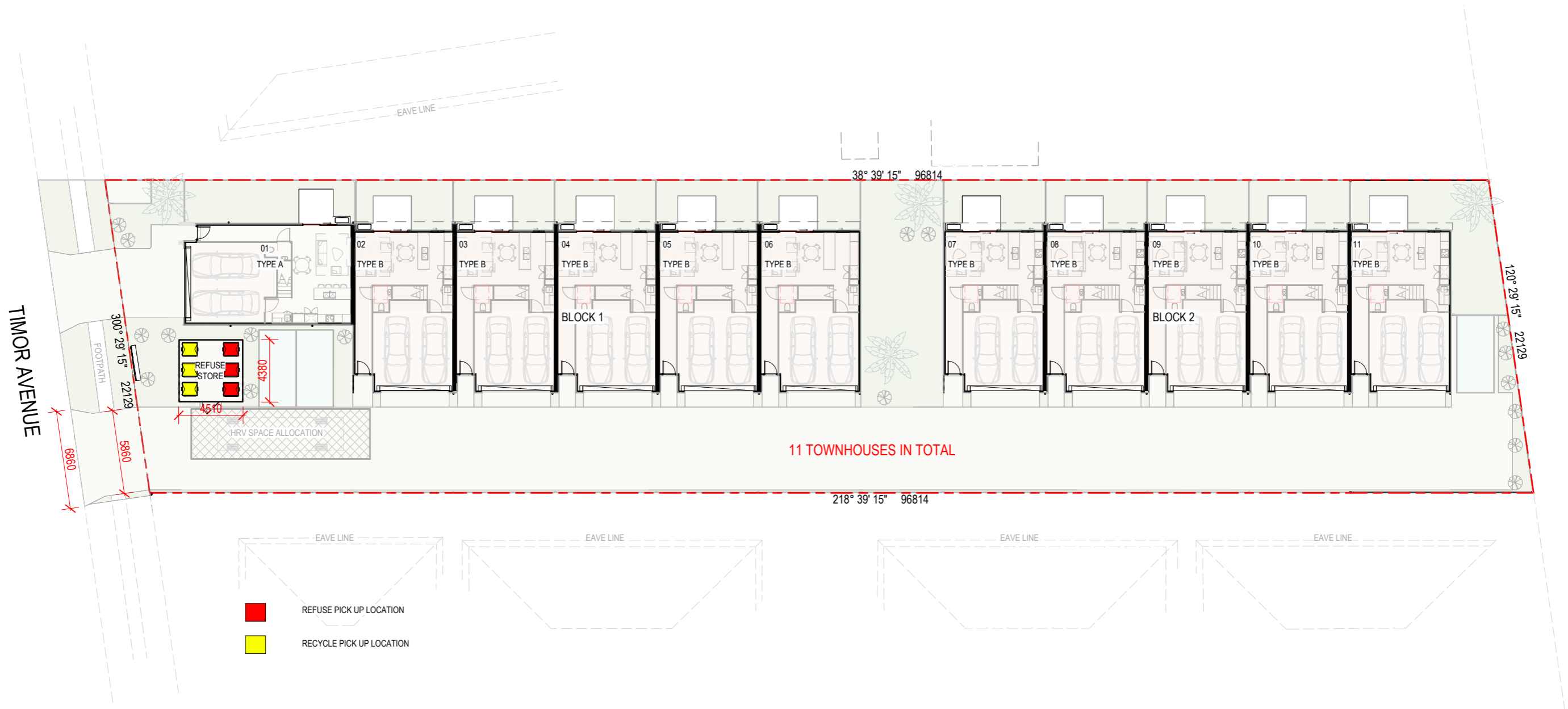


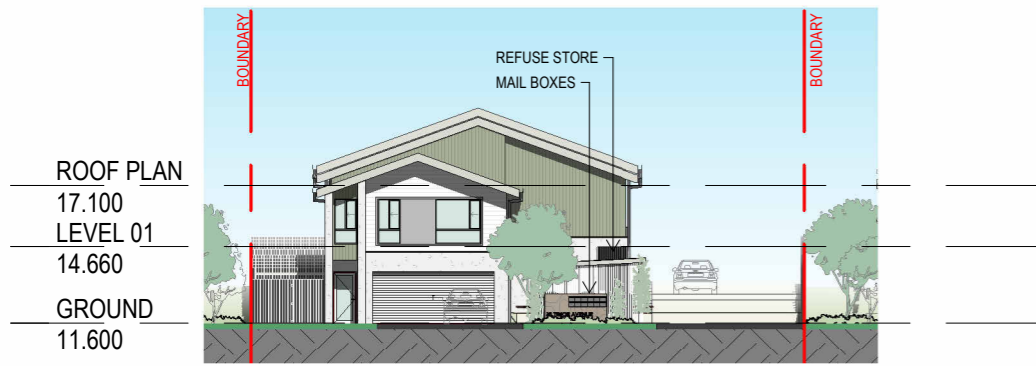


NOTE:
 THE OUTERMOST PROJECTION OF ANY PART OF A BUILDING OR STRUCTURE INCLUDING, IN THE CASE OF A ROOF, THE OUTER MOST FASCIA OR ROOF STRUCTURE WHERE NO FASCIA IS PRESENT, ATTACHED SUNHOODS OR THE SIMILAR, BUT DOES NOT INCLUDE RETRACTABLE BLINDS, FIXED SCREENS, RAINWATER FITTINGS OR ORNAMENTAL ATTACHMENTS.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





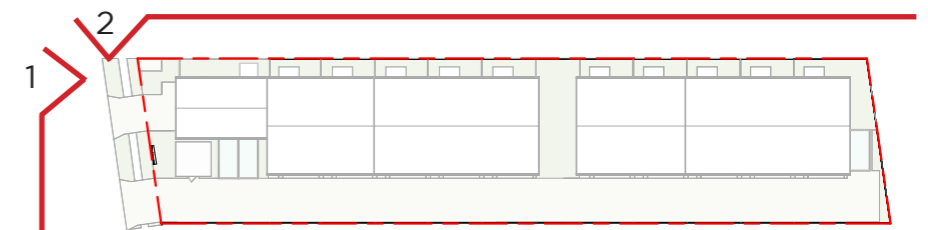




1 - SOUTH WEST ELEVATION

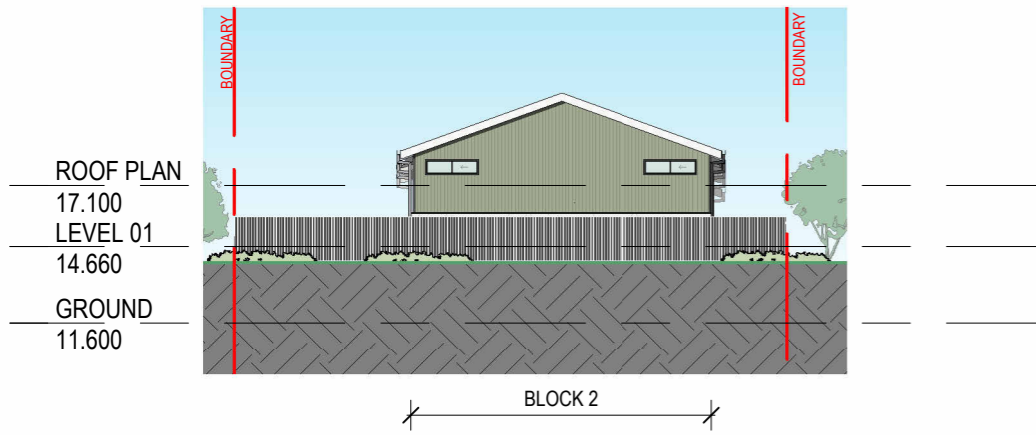


2 - NORTH WEST ELEVATION

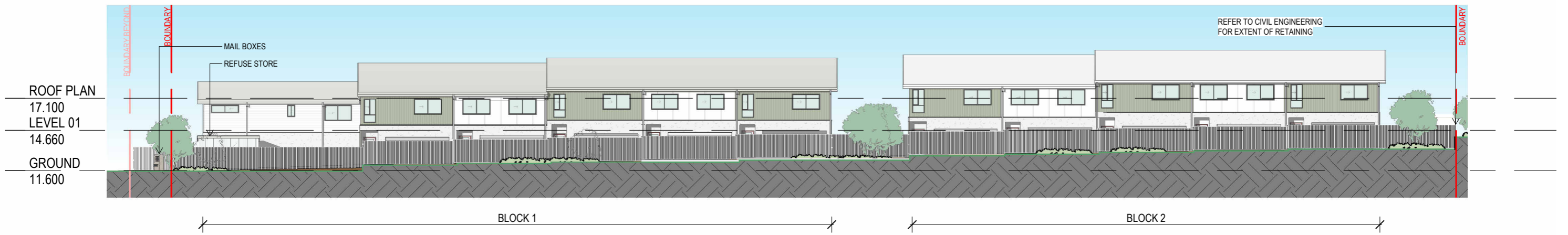


SITE ELEVATIONS





3 - NORTH EAST ELEVATION

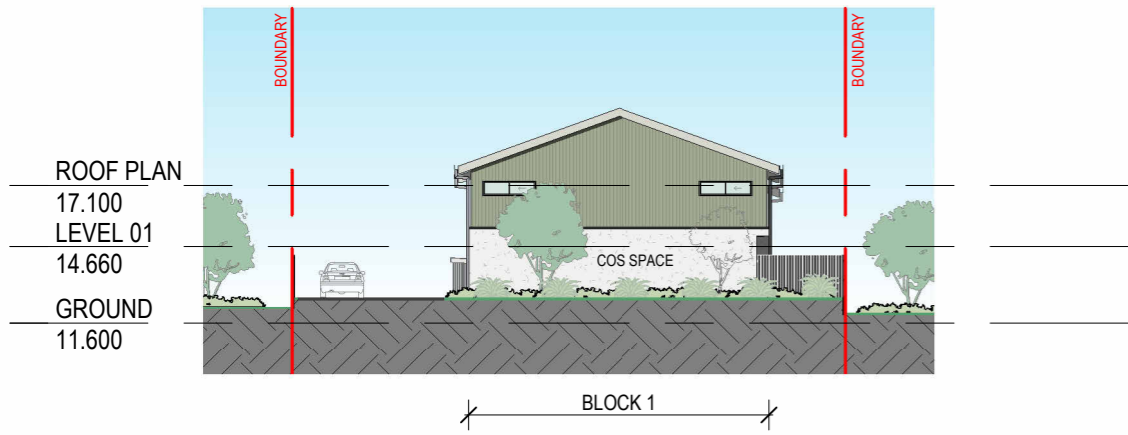


4 - SOUTH EAST ELEVATION



SITE ELEVATIONS

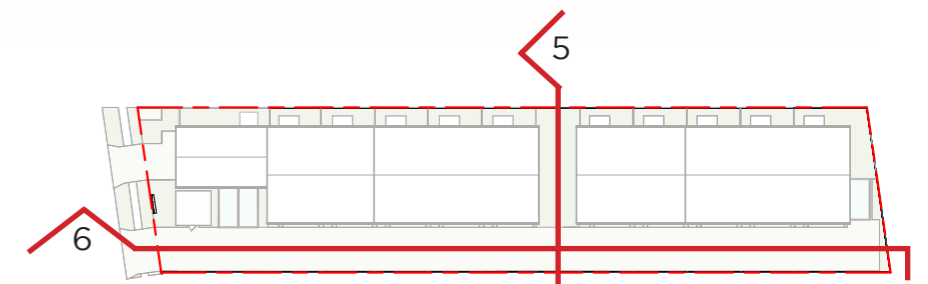




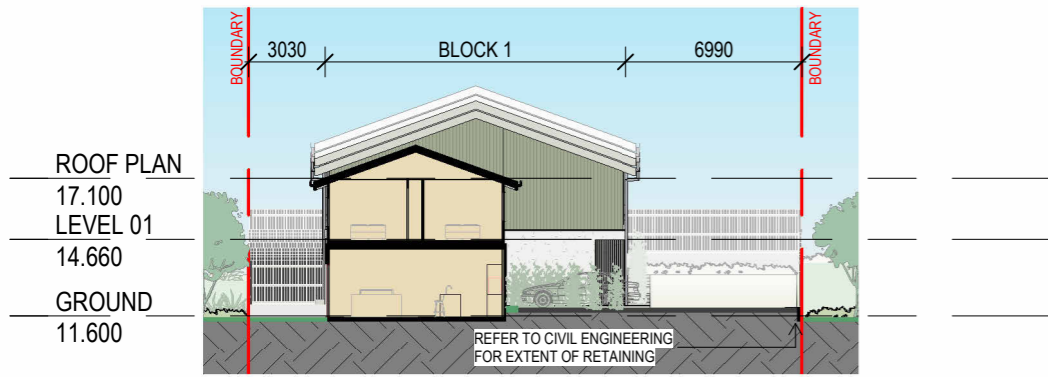
5 - INTERNAL ELEVATION



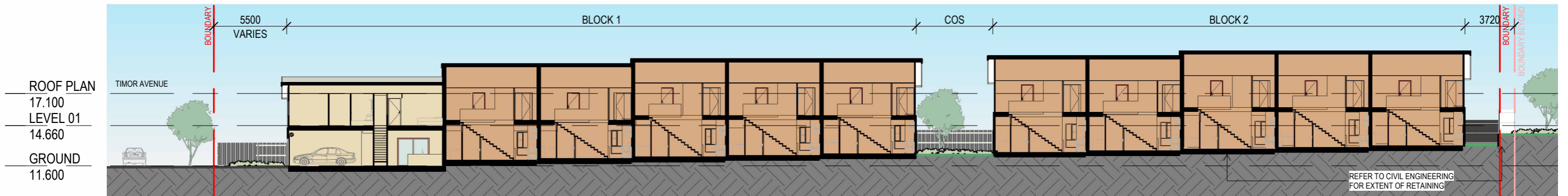
6- INTERNAL ELEVATION



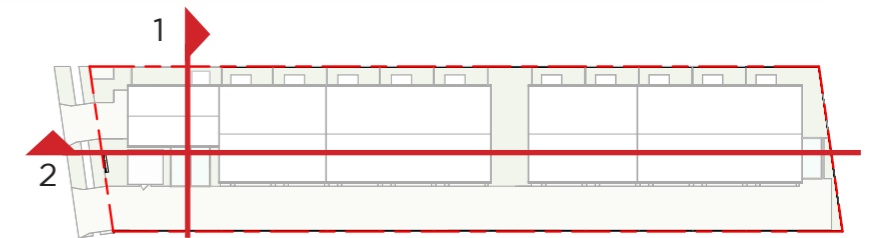
INTERNAL ELEVATIONS



1 - SITE SECTION



2 - SITE SECTION

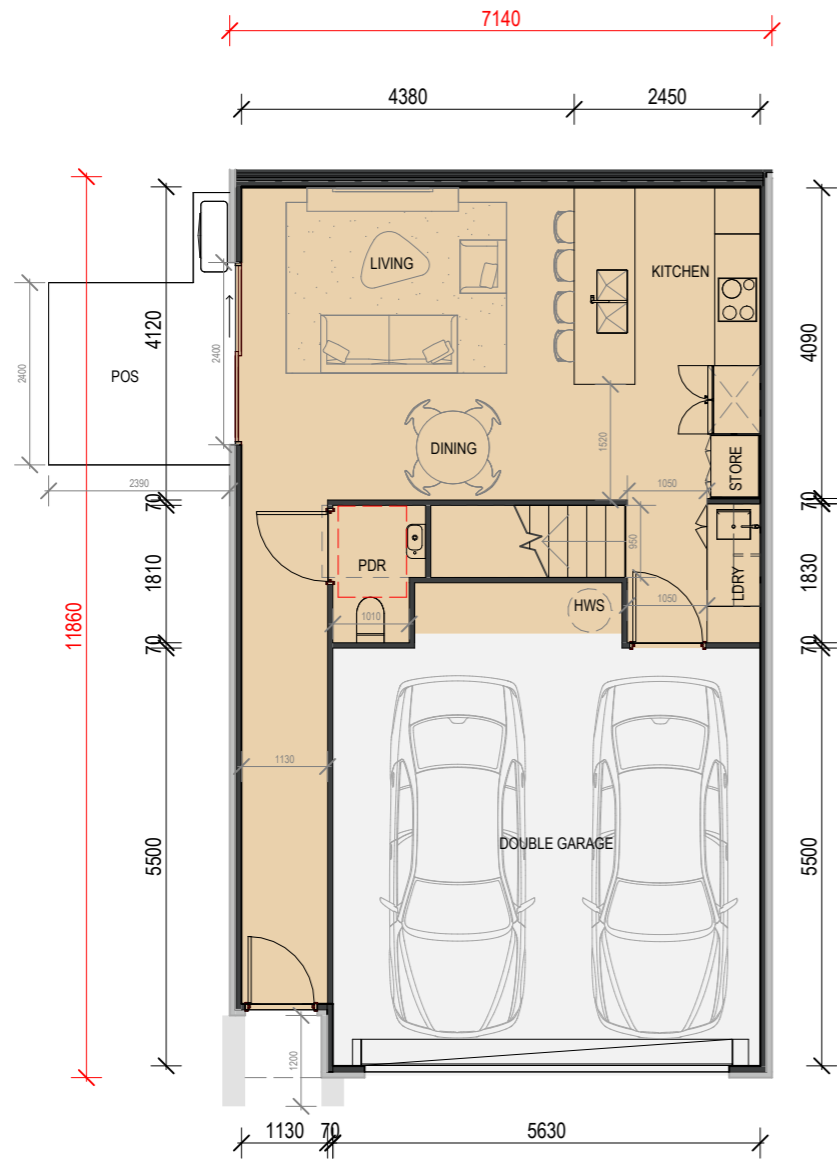


SITE O/A SECTIONS

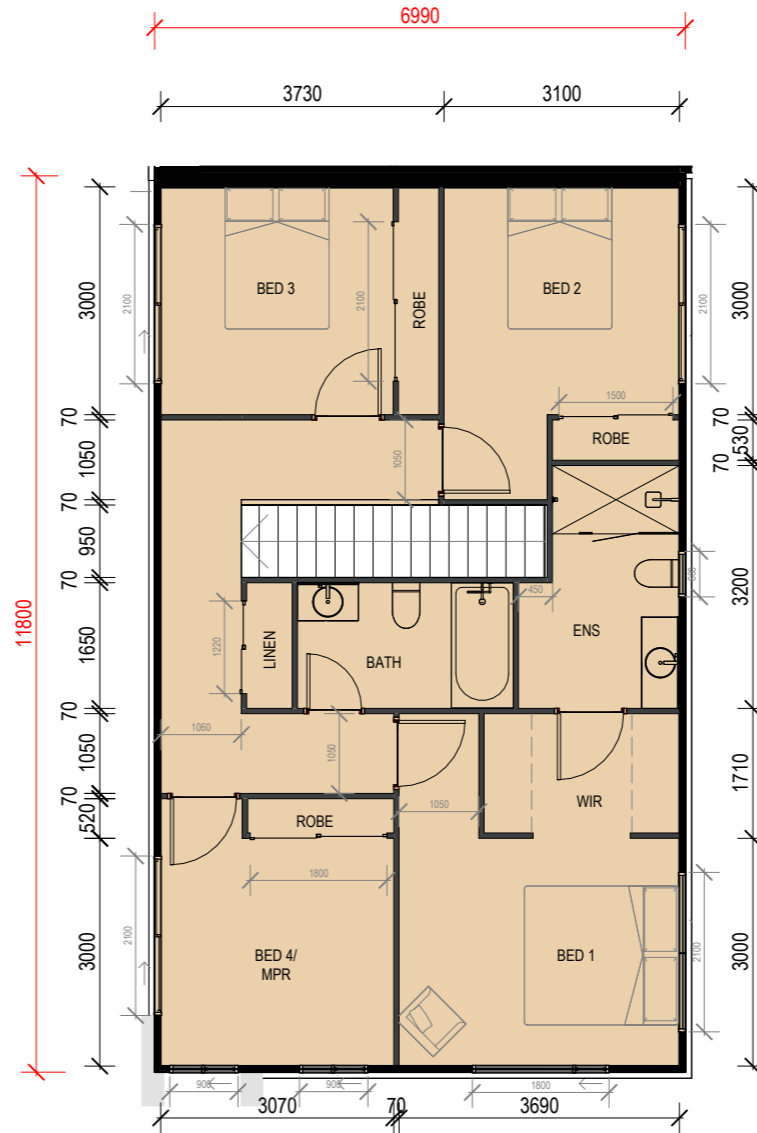
4

Technical

ARCHITECTURAL DRAWINGS TOWNHOUSES



GROUND FLOOR PLAN



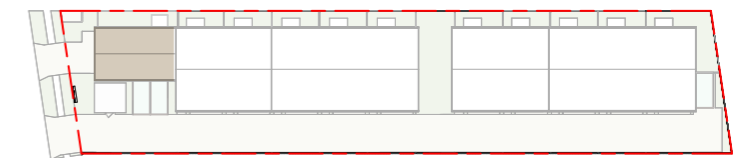
LEVEL 01 PLAN

TOWNHOUSE TYPE A - 4 BED AREAS

UPPER LEVEL	- 78.36m ²
GROUND LEVEL	- 81.16m ²
<u>TOTAL INTERNAL AREA</u>	<u>- 159.52m²</u>

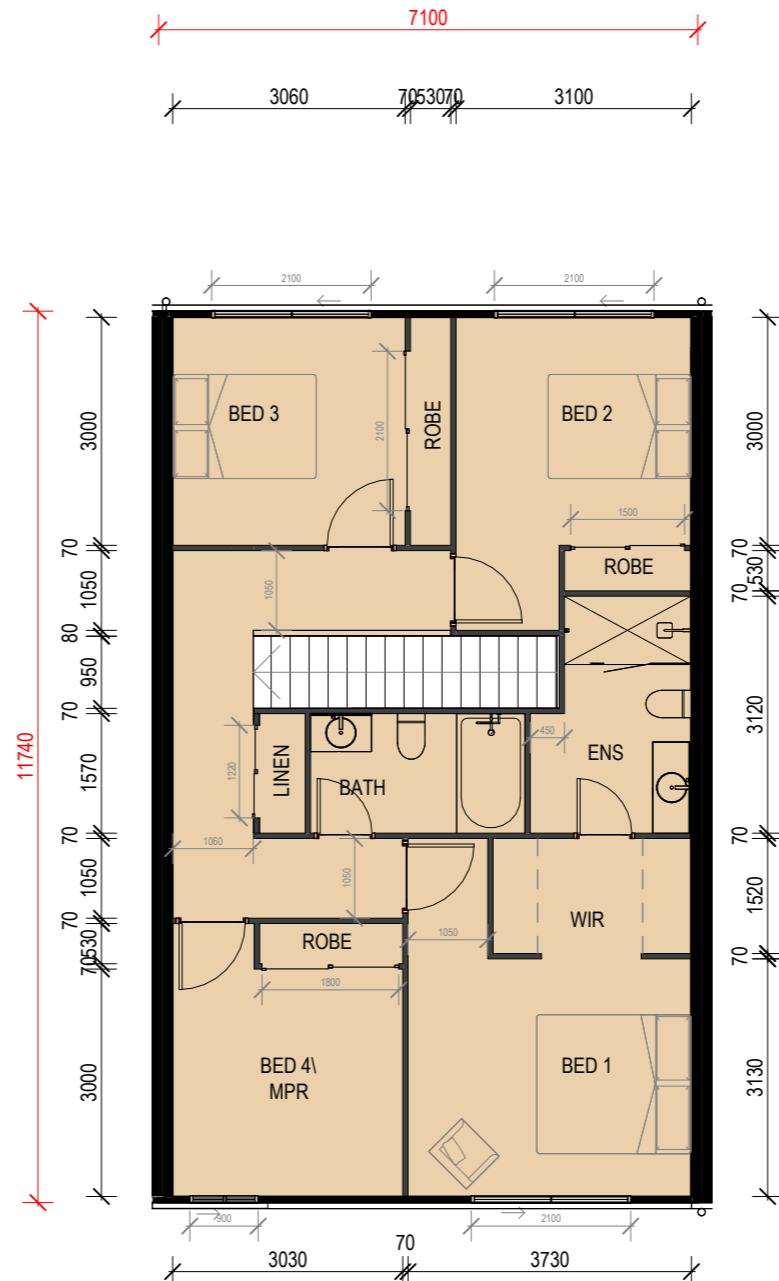
AREAS CALCULATED TO EXTERIOR WALLS AND CENTRELINE OF PARTY WALLS

ALL AREAS INDICATIVE ONLY TO BE CONFIRMED BY SURVEYOR



**TOWNHOUSE
INTERNAL LAYOUT A**





TOWNHOUSE TYPE B - 4 BED AREAS

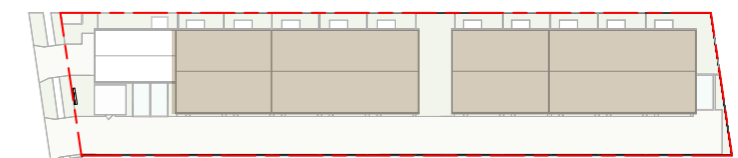
UPPER LEVEL - 78.51m²

GROUND LEVEL - 77.85m²

TOTAL INTERNAL AREA - 156.36m²

AREAS CALCULATED TO EXTERIOR WALLS AND CENTRELINE OF PARTY WALLS

ALL AREAS INDICATIVE ONLY TO BE CONFIRMED BY SURVEYOR

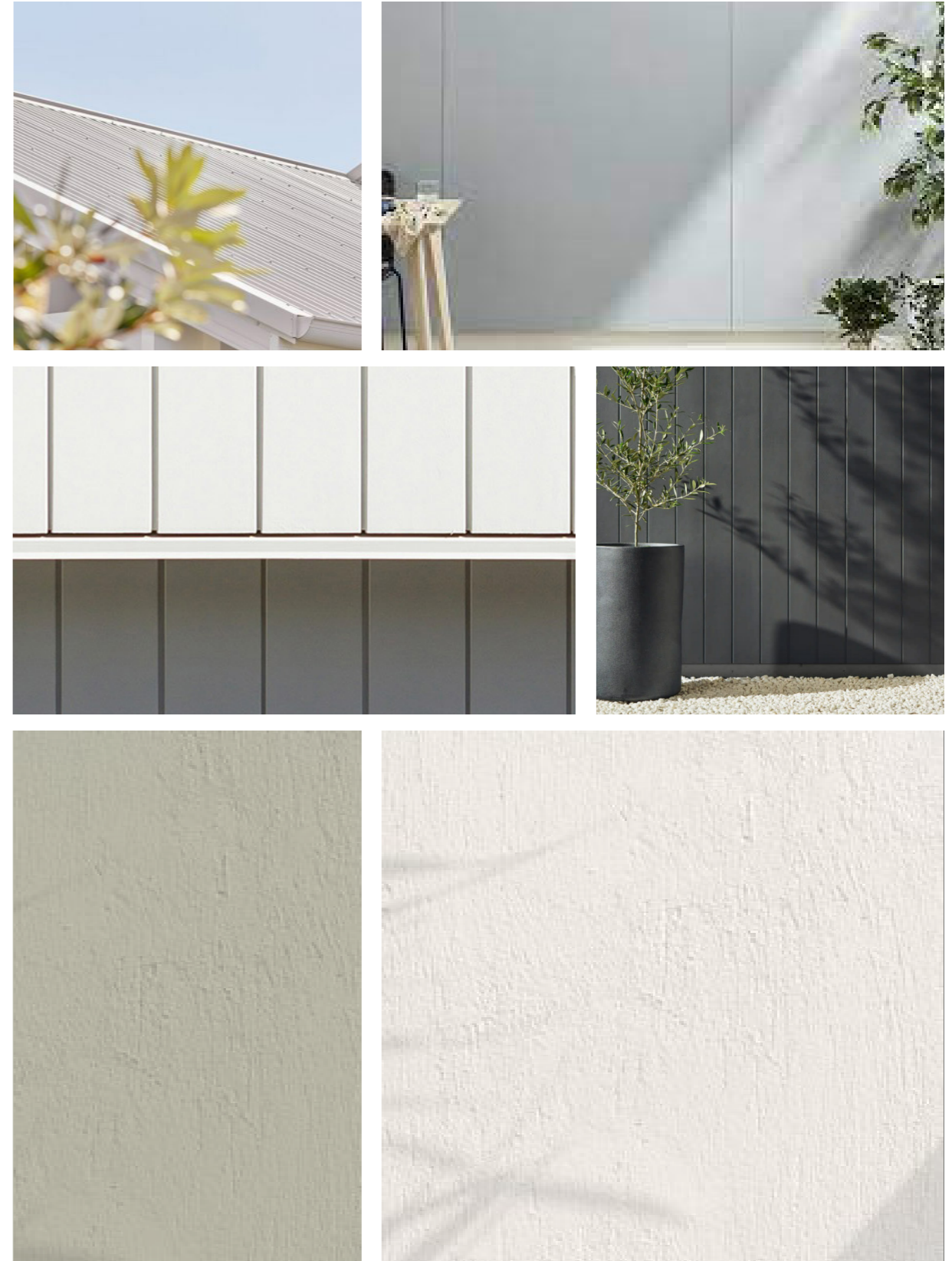


**TOWNHOUSE
INTERNAL LAYOUT B**





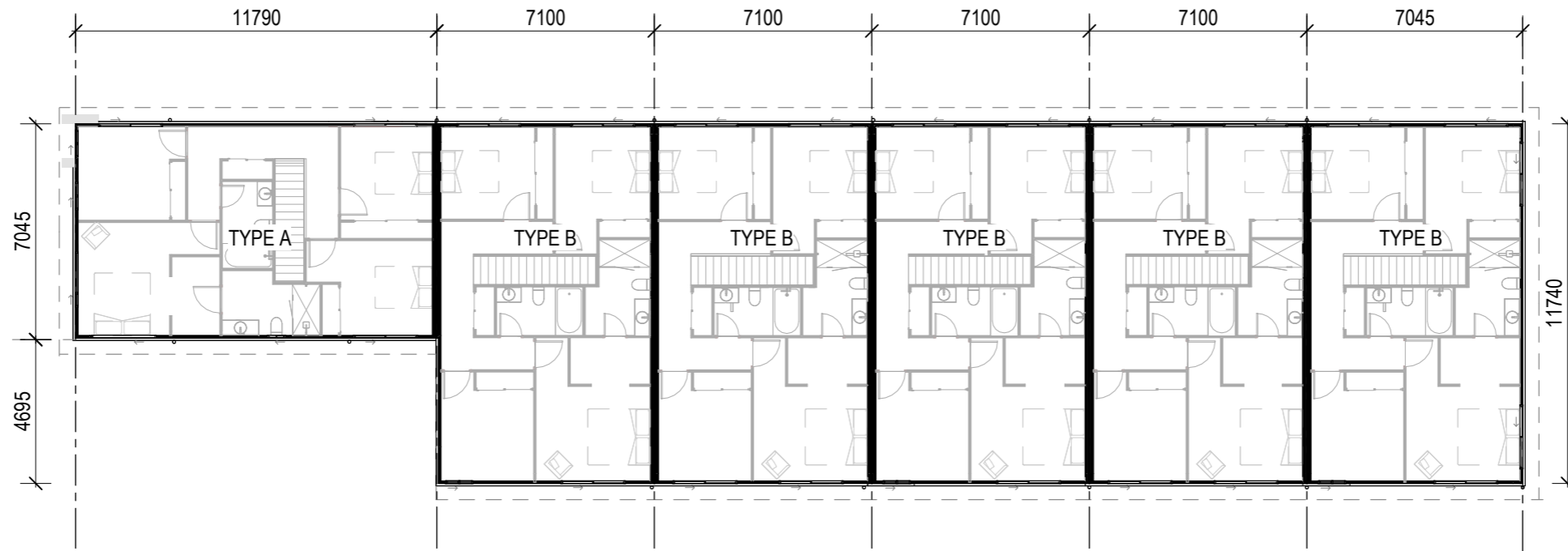
ACCENT WALLS TO UPPER LEVELS FEATURING A VARIETY OF PAINT COLOURS AND FEATURE CLADDING.



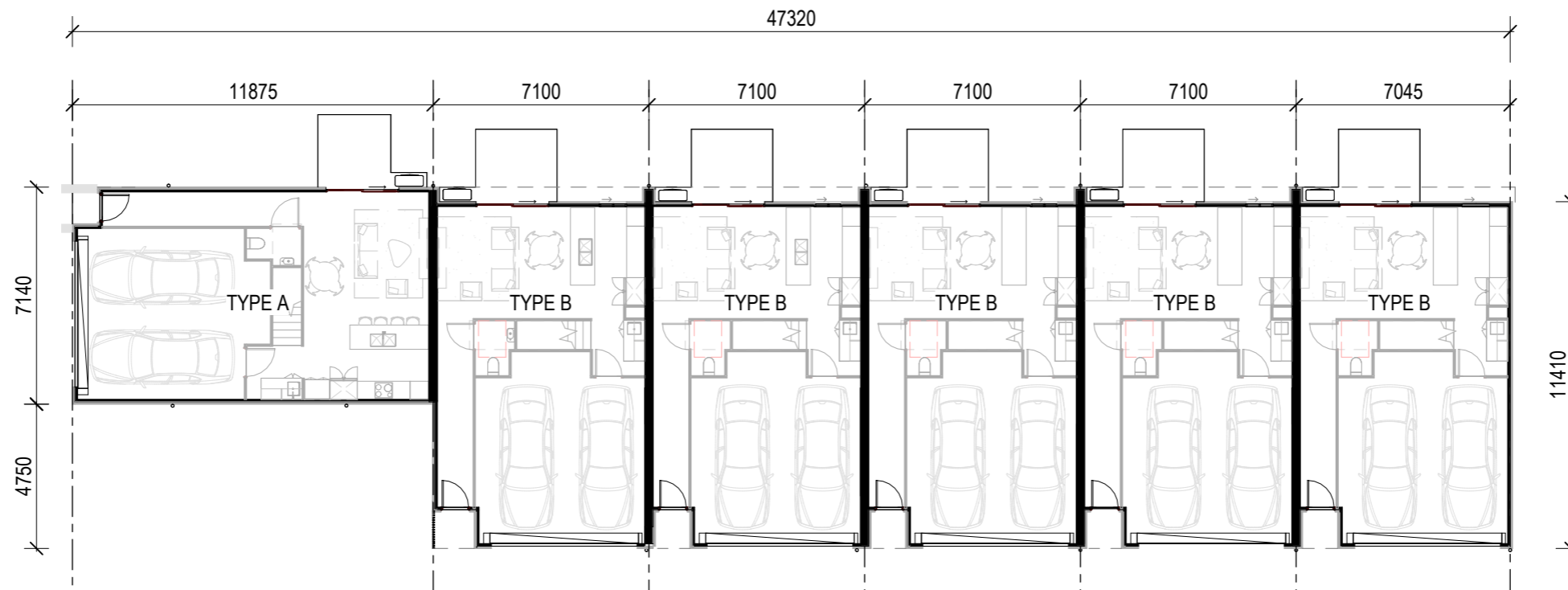
CONTEMPORARY WHITE AND GREEN PALLET

OR SIMILAR

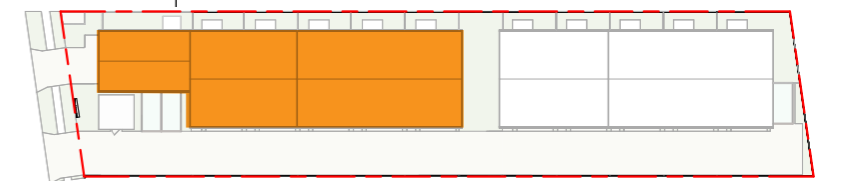
MATERIALITY
AND FINISHES PALLET



LEVEL 01 FLOOR PLAN

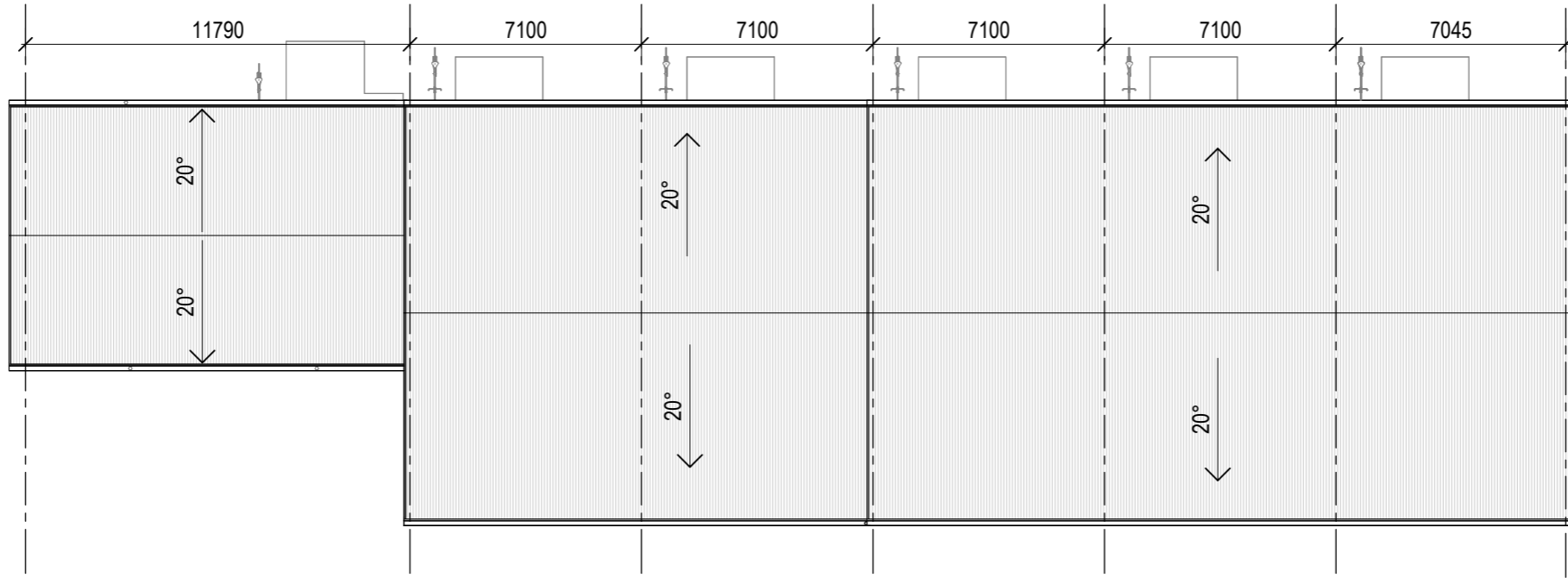


GROUND FLOOR PLAN



BLOCK 1 - PLANS



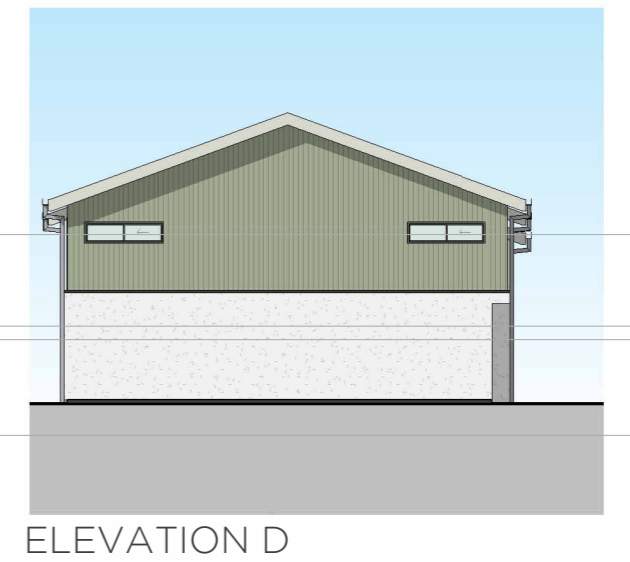


ROOF PLAN



BLOCK 1 - ROOF PLAN





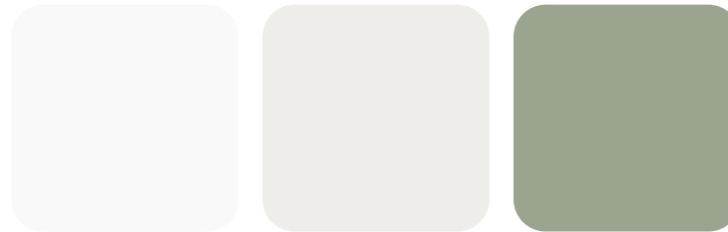
MATERIALS



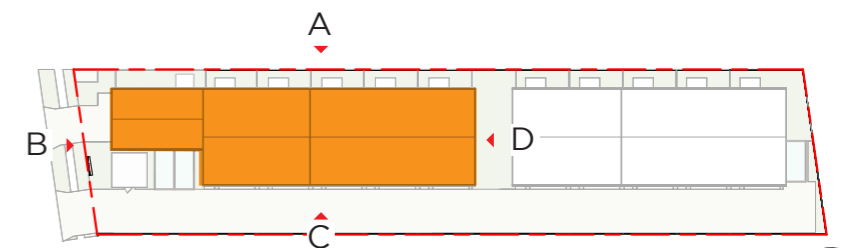
JAMES HARDIE - SCYON 'AXON' OR SIM | JAMES HARDIE - FINE TEXTURE CLADDING | CONCRETE RENDER FINISH | COLORBOND ROOF SHEETING

OR SIMILAR

FINISHES



PAINT FINISH: DULUX / COLORBOND VIVID WHITE | PAINT FINISH: DULUX / COLORBOND SURFMIST | PAINT FINISH: DULUX CUCUMBER CRUSH



BLOCK 1 - ELEVATIONS

DEVELOPMENT APPLICATION

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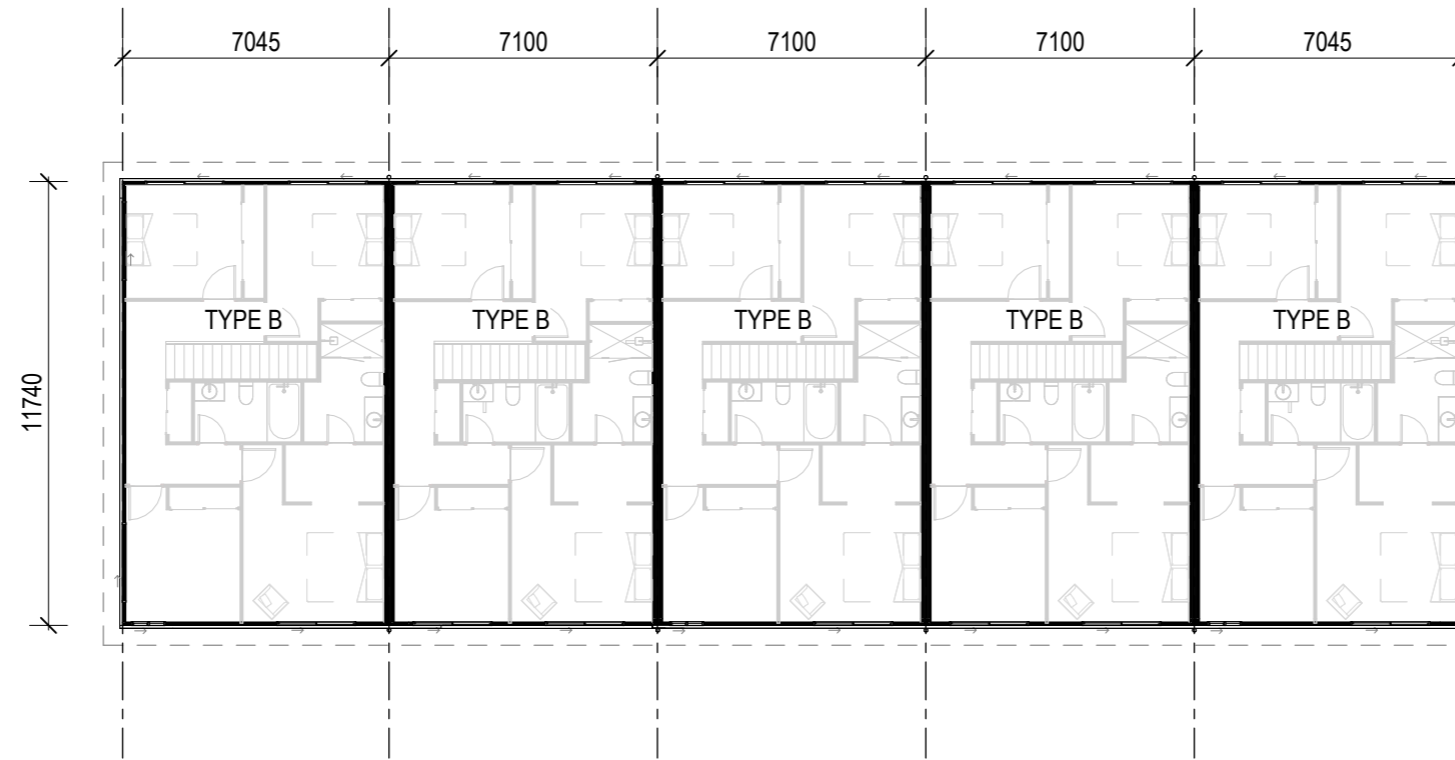
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DA 4.22

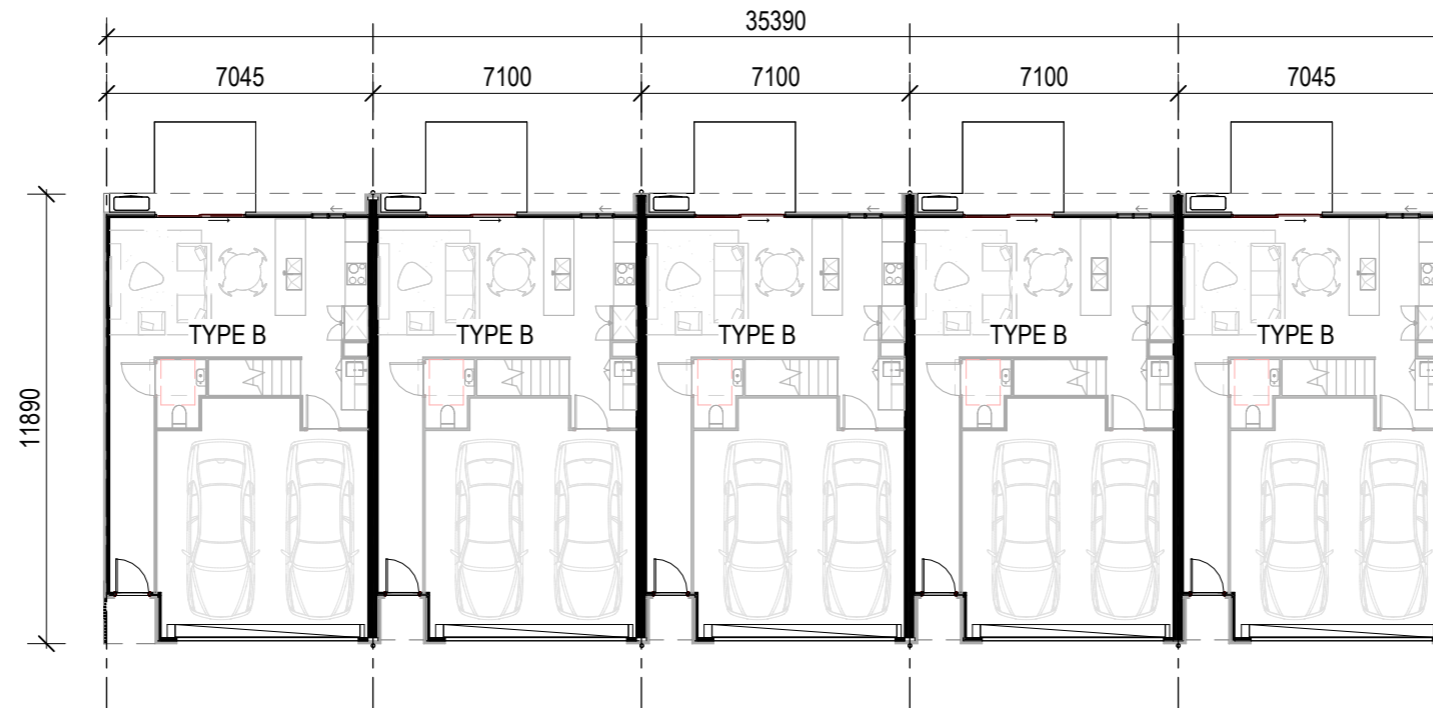
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ISSUE A 1:200 @ A3

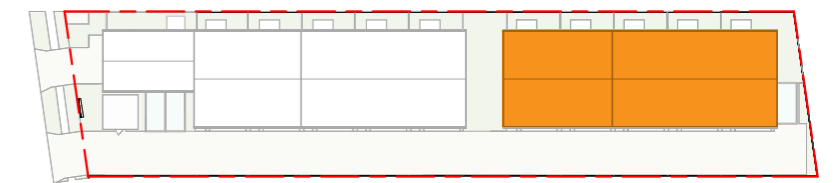
MAY 2026 33



LEVEL 01 FLOOR PLAN

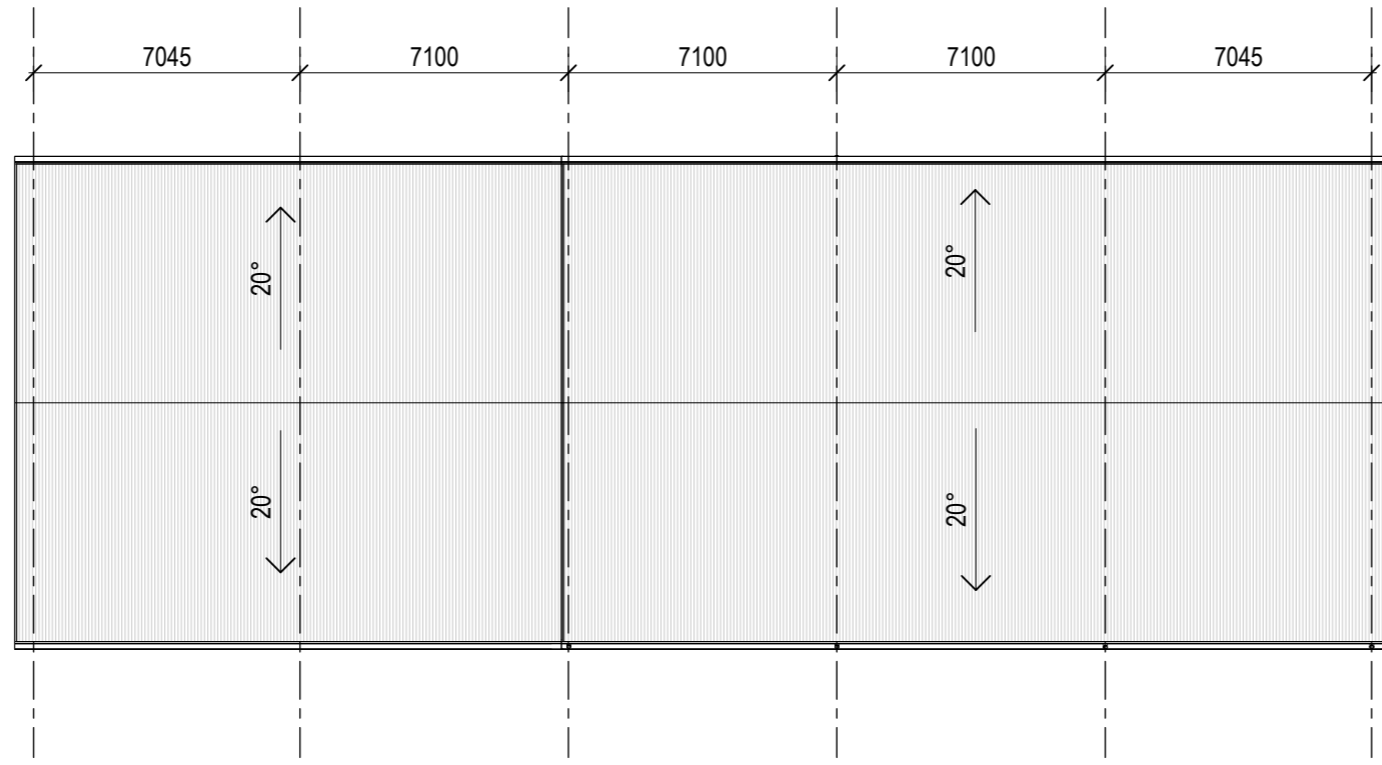


GROUND FLOOR PLAN

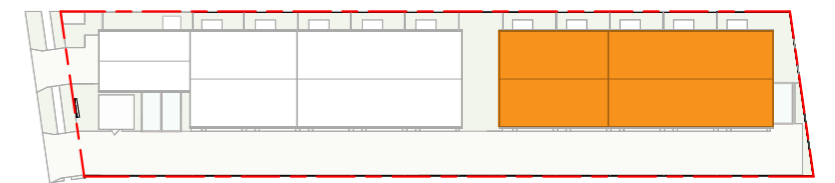


BLOCK 2- PLANS





ROOF PLAN

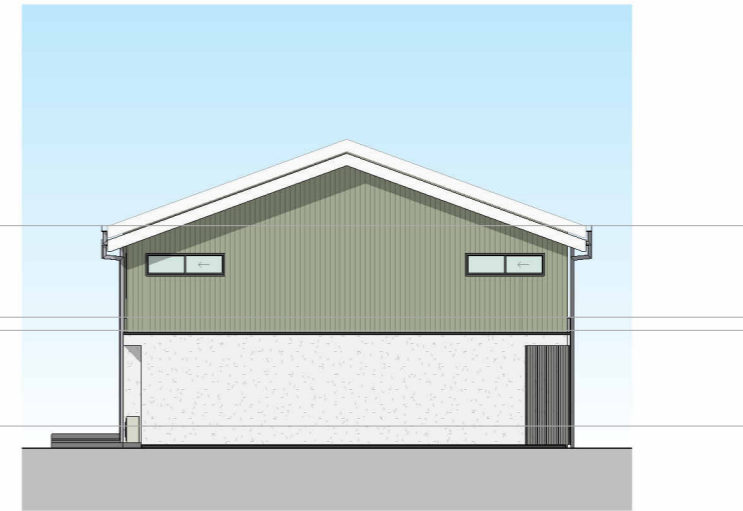


BLOCK 2- PLANS





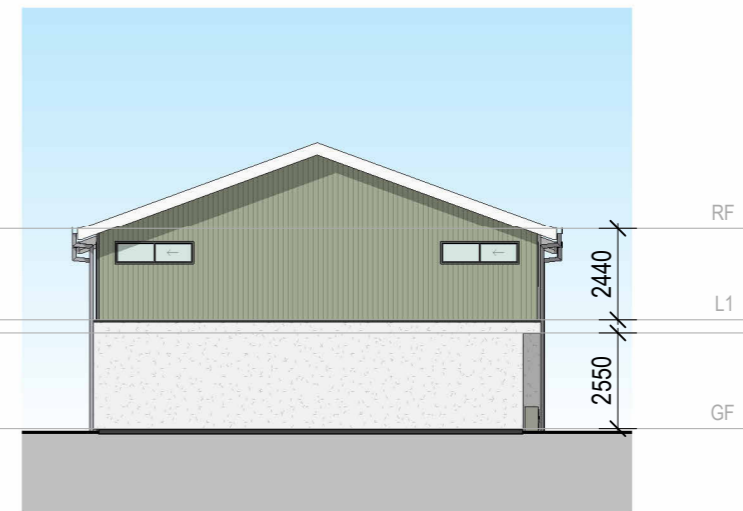
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

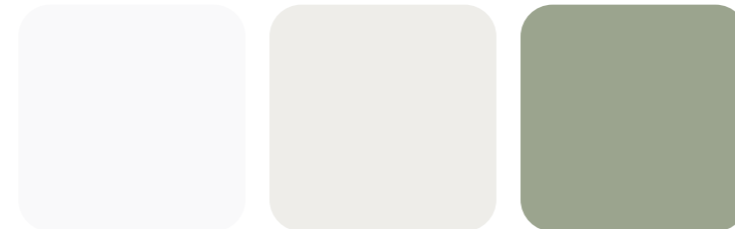
MATERIALS



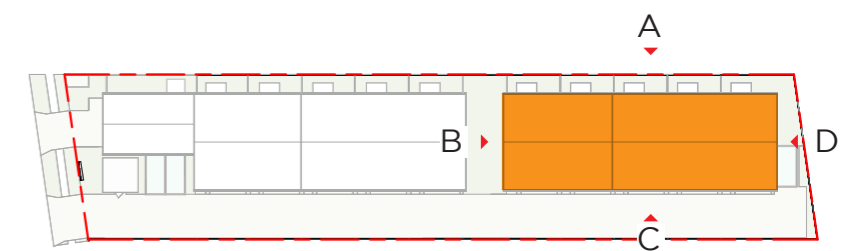
JAMES HARDIE - SCYON 'AXON' OR SIM | JAMES HARDIE - FINE TEXTURE CLADDING | CONCRETE RENDER FINISH | COLORBOND ROOF SHEETING

OR SIMILAR

FINISHES



PAINT FINISH: DULUX / COLORBOND VIVID WHITE | PAINT FINISH: DULUX / COLORBOND SURFMIST | PAINT FINISH: DULUX CUCUMBER CRUSH



BLOCK 2 - ELEVATIONS

DEVELOPMENT APPLICATION

38 TIMOR AVE, LOGANHOLME QLD

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