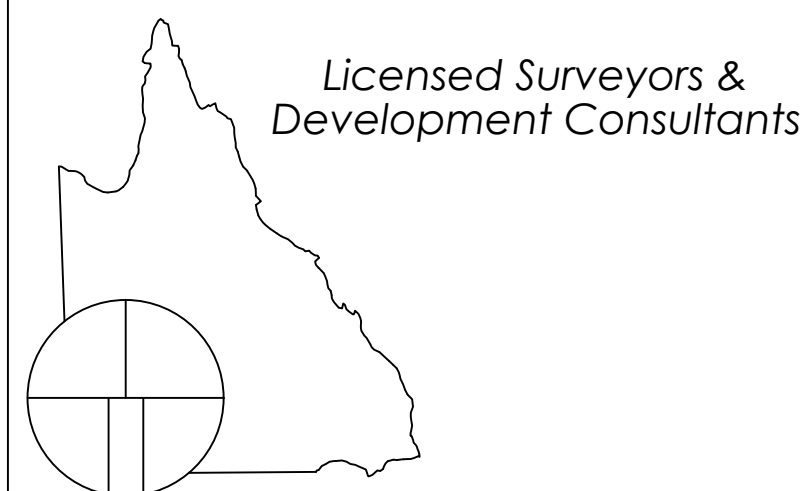




P.O. Box 1198 Springwood Qld, 4127
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legend

Powerline Corridor 110kv

site info

Lots 6 & 7 on RP217947 &
Lots 1 & 2 on SP213460,
77-89 Glen Rd & 60-74 Higged Rd,
Logan Reserve, Qld, 4133

Project

Reconfiguring a Lot
(4 into 71 + Waterway/ Detention
Basin)

sheet

Plan of Development

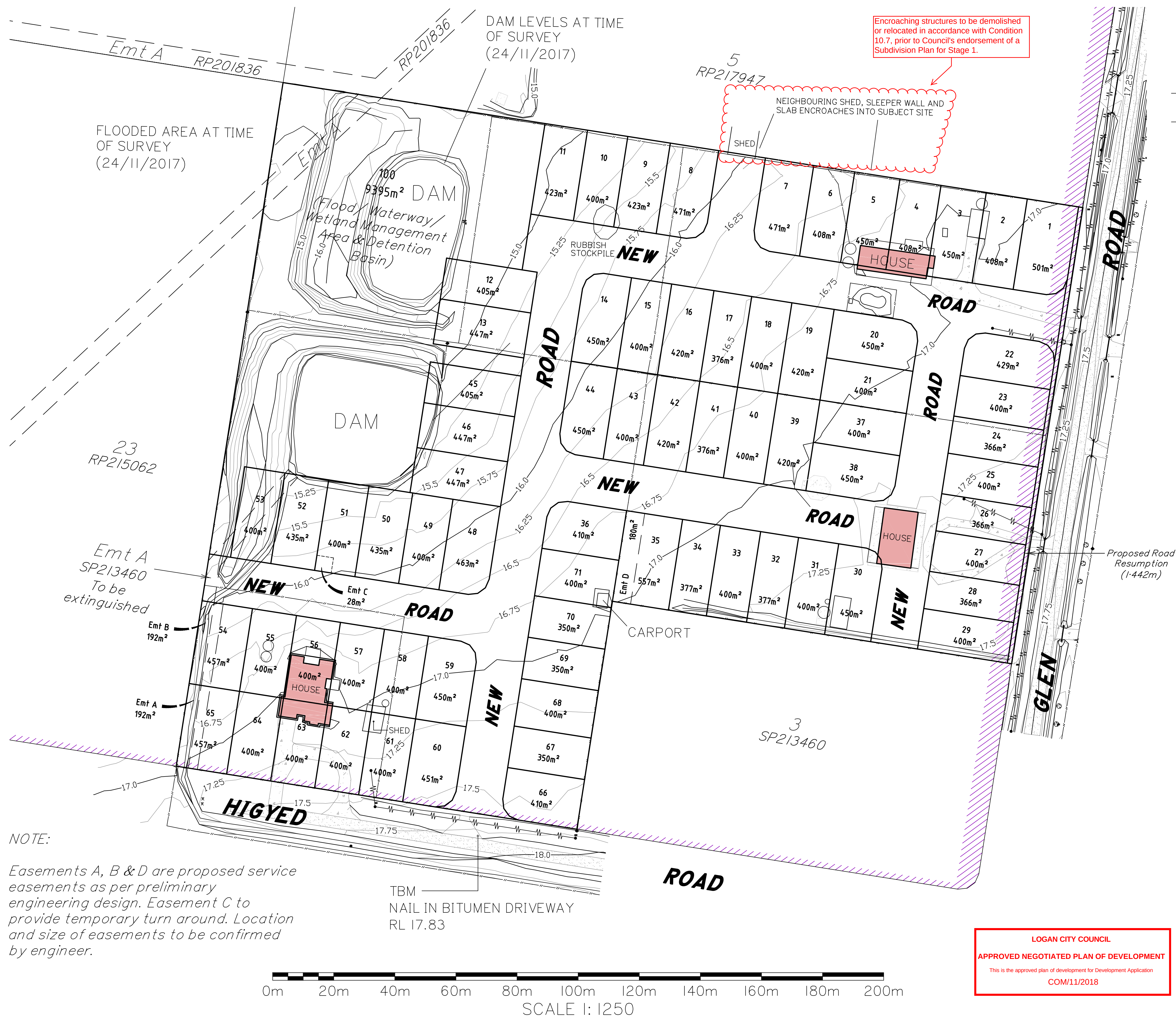
client

QLCL Member Development Fund
Manager Pty Ltd

date	15/01/2019	scale	1:1250 (A3)
surveyed	D.H	council	L.C.C
drawn	R.A	tbm	Nail in Bitumen
checked	T.S	level and	17.83m

drawing no.

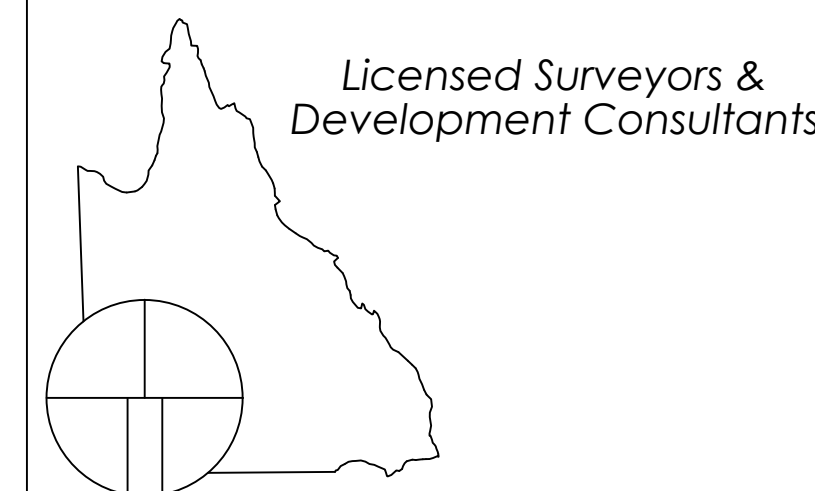
4438-18



NOTE:

Easements A, B & D are proposed service easements as per preliminary engineering design. Easement C to provide temporary turn around. Location and size of easements to be confirmed by engineer.

LOGAN CITY COUNCIL
APPROVED NEGOTIATED PLAN OF DEVELOPMENT
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COM/11/2018



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legend



site info

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Logan Reserve, Qld, 4133

Project

Reconfiguring a Lot
(4 into 71 + Waterway/ Detention
Basin)

sheet

Proposed Staging Plan
(Stage 1)

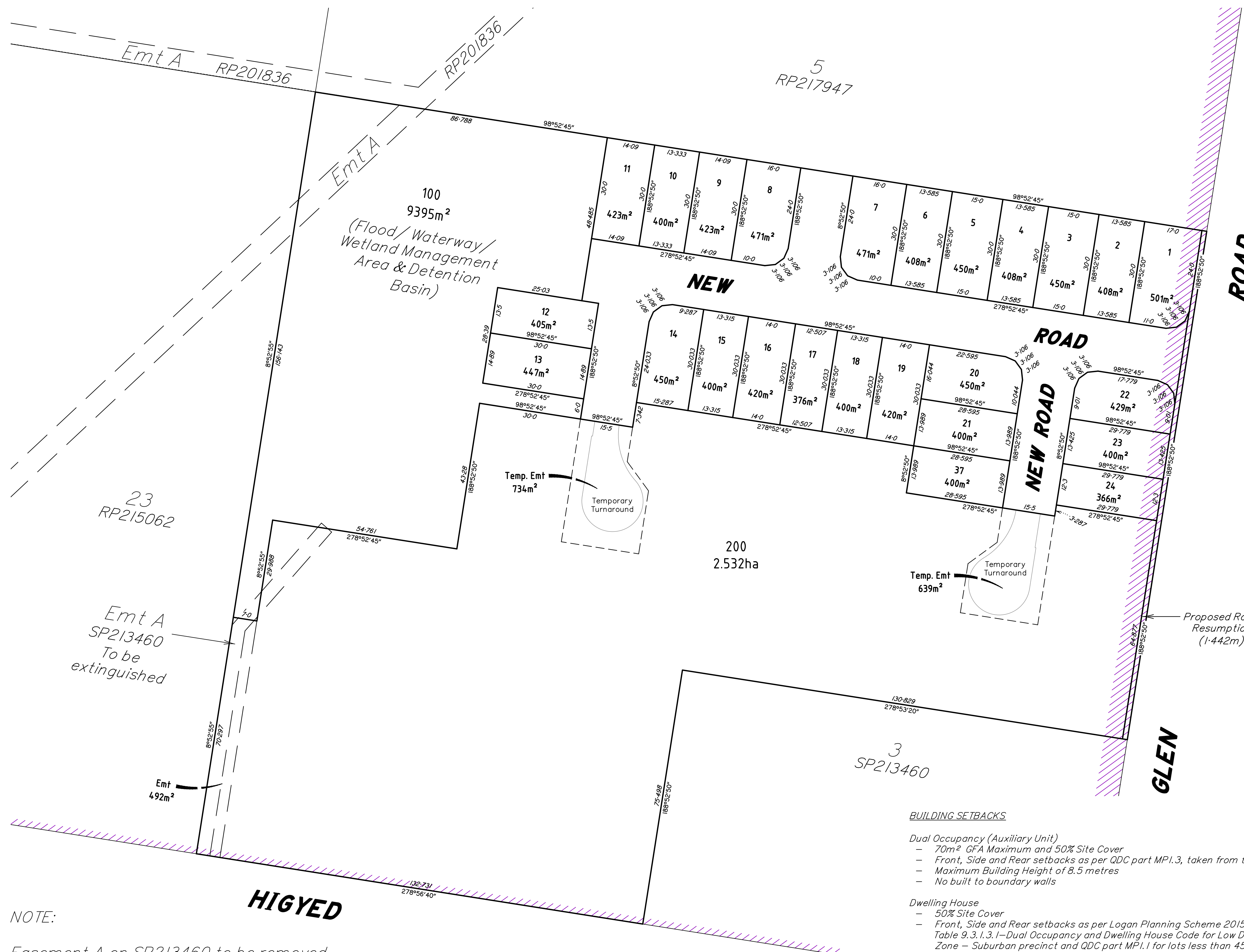
client

QLCL Member Development Fund
Manager Pty Ltd

date	21/01/2019	scale	1:1250 (A3)
surveyed	D.H	council	L.C.C
drawn	R.A	tbm	Nail in Bitumen
checked	T.S	level	ahd 17.83m

drawing no.

4438-18-STAGE 1



NOTE:

Easement A on SP213460 to be removed as part of this stage.
Road resumption along Glen Road to be dedicated as part of this stage.
Temporary easements to be created for services and temporary turnaround. To be extinguished as part of next stage.

LOGAN CITY COUNCIL
APPROVED NEGOTIATED PLAN OF DEVELOPMENT
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SCALE 1:1250

BUILDING SETBACKS

- Dual Occupancy (Auxiliary Unit)
- 70m² GFA Maximum and 50% Site Cover
 - Front, Side and Rear setbacks as per QDC part MPI.3, taken from the OMP
 - Maximum Building Height of 8.5 metres
 - No built to boundary walls

- Dwelling House
- 50% Site Cover
 - Front, Side and Rear setbacks as per Logan Planning Scheme 2015 v5.1 Table 9.3.1.3.1—Dual Occupancy and Dwelling House Code for Low Density Residential Zone — Suburban precinct and QDC part MPI.1 for lots less than 450m² and QDC part MPI.2 for lots 450m² or greater, taken from the OMP.
 - Maximum Building Height of 8.5 metres

A Dwelling House and/or Dual Occupancy (Auxiliary Unit) on lots 1 and 22-29 are to be located outside of the powerline corridor indicated on the approved plan of development.

A minimum of two (2) car parking spaces to be provided for each dwelling; 4 spaces where a Dual Occupancy (Auxiliary Unit) is constructed.

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 Powerline Corridor 110kv

Lots 6 & 7 on RP217947 &
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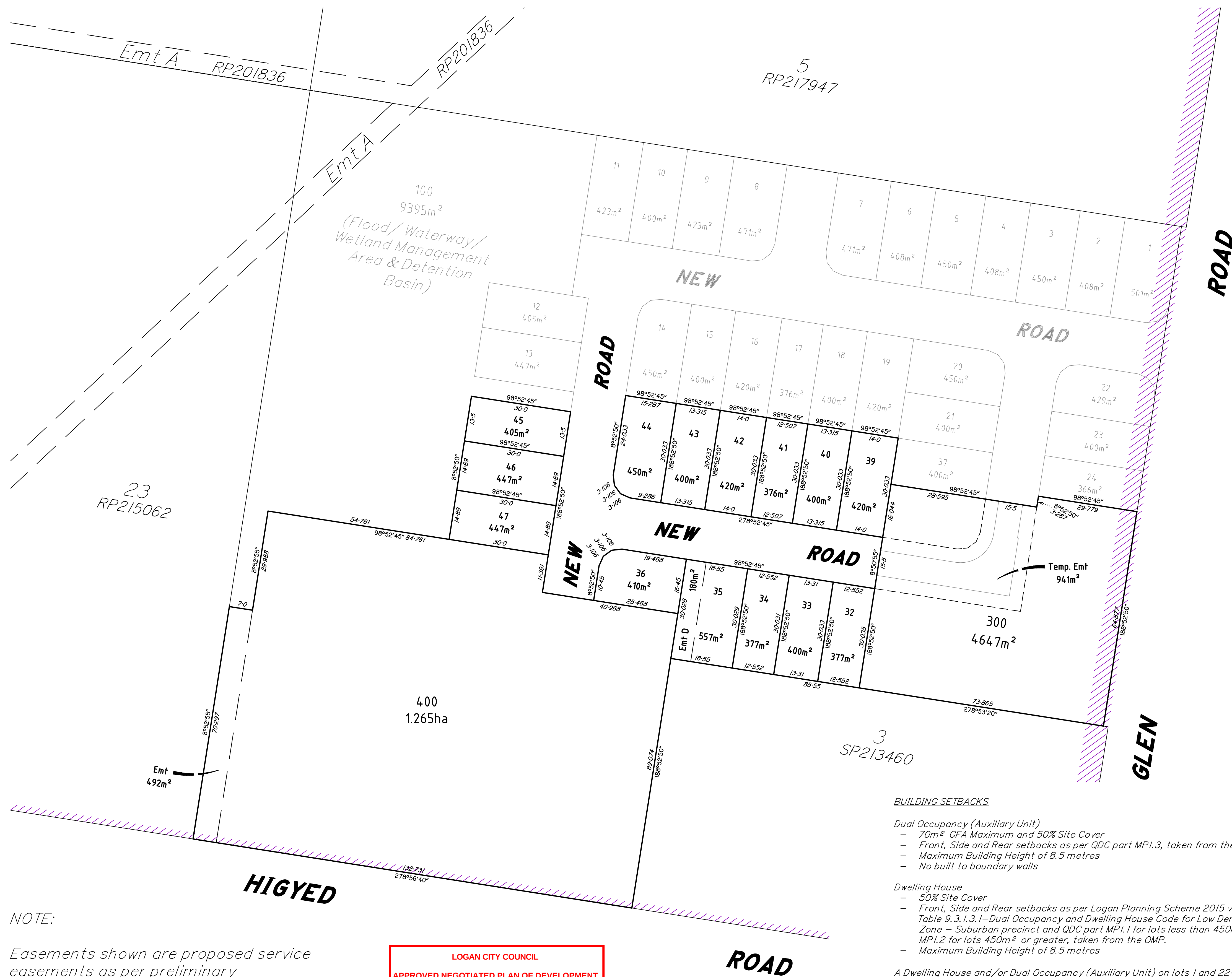
Reconfiguring a Lot
(4 into 71 + Waterway/ Detention
Basin)

Proposed Staging Plan (Stage 2)

QLCL Member Development Fund
Manager Pty Ltd

drawing no.

4438-18-STAGE 2



Temporary easements to be created for services and temporary turnaround. To be extinguished as part of next stage.

LOGAN CITY COUNCIL

APPROVED NEGOTIATED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

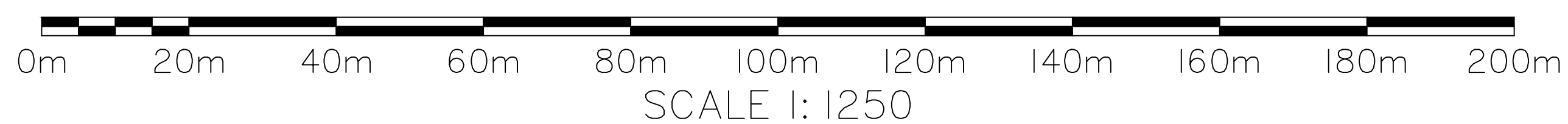
COM/11/2018

- 70m² GFA Maximum and 50% Site Cover
- Front, Side and Rear setbacks as per QDC part MPI.3, taken from the OMP
- Maximum Building Height of 8.5 metres
- No built to boundary walls

- 50% Site Cover
- Front, Side and Rear setbacks as per Logan Planning Scheme 2015 v5.1 Table 9.3.1.3.1—Dual Occupancy and Dwelling House Code for Low Density Residential Zone – Suburban precinct and QDC part MPI.1 for lots less than 450m² and QDC part MPI.2 for lots 450m² or greater, taken from the OMP.
- Maximum Building Height of 8.5 metres

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SOMERVILLE CONSULTANTS
 ABN 41 731 627 282 ACN 165 966 629

Licensed Surveyors & Development Consultants

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legend
 Powerline Corridor 110kv

site info
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 Lots 1 & 2 on SP213460,
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 Logan Reserve, Qld, 4133

Project
 Reconfiguring a Lot
 (4 into 71 + Waterway/ Detention Basin)

sheet
 Proposed Staging Plan
 (Stage 3)

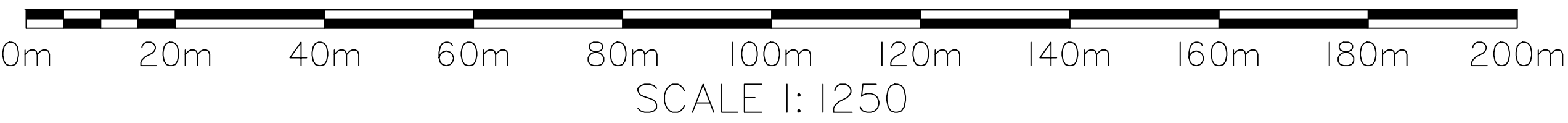
client
 QLCL Member Development Fund
 Manager Pty Ltd

date	21/01/2019	scale	1:1250 (A3)
surveyed	D.H	council	L.C.C
drawn	R.A	tbm	Nail in Bitumen
checked	T.S	level	ahd 17.83m

drawing no.
 4438-18-STAGE 3

NOTE:
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LOGAN CITY COUNCIL
APPROVED NEGOTIATED PLAN OF DEVELOPMENT
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BUILDING SETBACKS

Dual Occupancy (Auxiliary Unit)

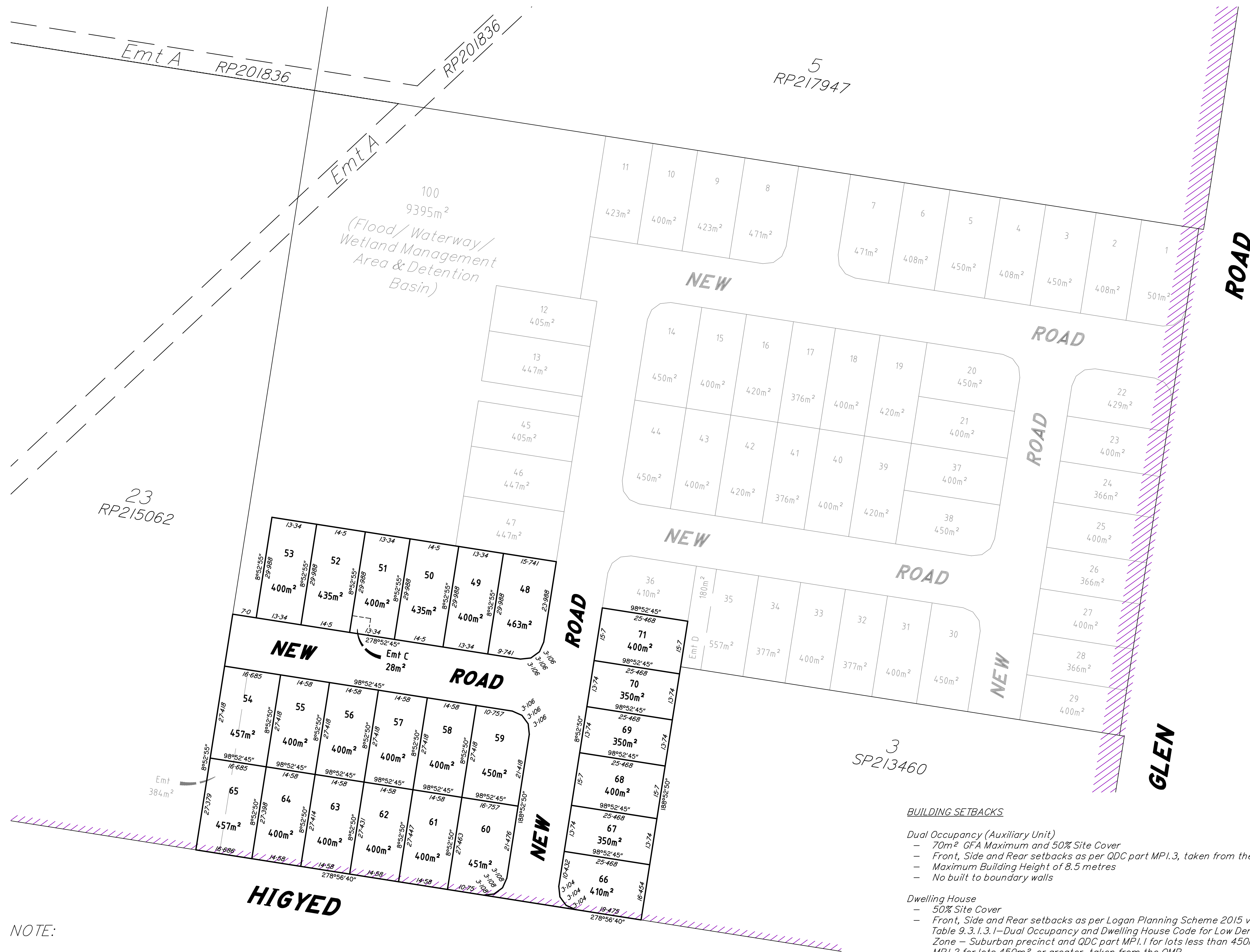
- 70m² GFA Maximum and 50% Site Cover
- Front, Side and Rear setbacks as per QDC part MPI.3, taken from the OMP
- Maximum Building Height of 8.5 metres
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Dwelling House

- 50% Site Cover
- Front, Side and Rear setbacks as per Logan Planning Scheme 2015 v5.1 Table 9.3.1.3.1-Dual Occupancy and Dwelling House Code for Low Density Residential Zone - Suburban precinct and QDC part MPI.1 for lots less than 450m² and QDC part MPI.2 for lots 450m² or greater, taken from the OMP.
- Maximum Building Height of 8.5 metres

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NOTE:
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BUILDING SETBACKS
Dual Occupancy (Auxiliary Unit)
- 70m² GFA Maximum and 50% Site Cover
- Front, Side and Rear setbacks as per QDC part MPI.3, taken from the OMP
- Maximum Building Height of 8.5 metres
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Dwelling House
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- Front, Side and Rear setbacks as per Logan Planning Scheme 2015 v5.1 Table 9.3.1.3.1—Dual Occupancy and Dwelling House Code for Low Density Residential Zone – Suburban precinct and QDC part MPI.1 for lots less than 450m² and QDC part MPI.2 for lots 450m² or greater, taken from the OMP.
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legend
Powerline Corridor 110kv

site info
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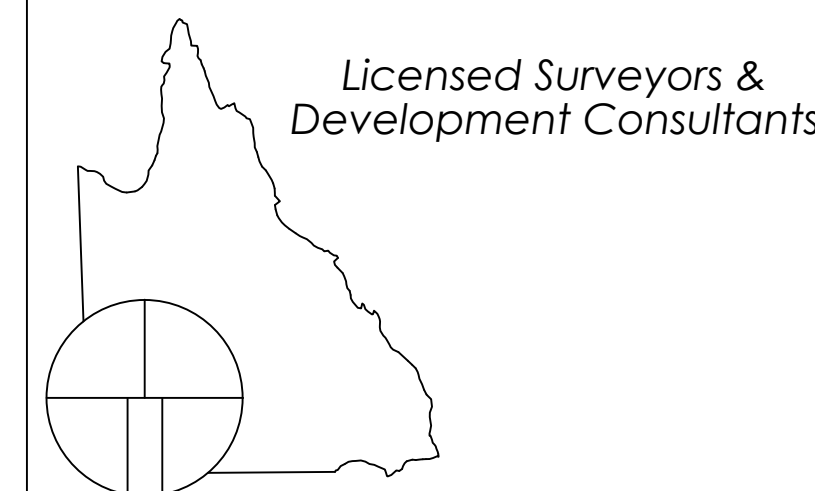
Project
Reconfiguring a Lot
(4 into 71 + Waterway/ Detention Basin)

sheet
Proposed Staging Plan
(Stage 4)

client
QLCL Member Development Fund
Manager Pty Ltd

date	21/01/2019	scale	1:1250 (A3)
surveyed	D.H	council	L.C.C
drawn	R.A	tbm	Nail in Bitumen
checked	T.S	level	ahd 17.83m

drawing no.
4438-18-STAGE 4



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Project

Reconfiguring a Lot
(4 into 71 + Waterway/ Detention
Basin)

sheet

Dimensioned Plan

client

QLCL Member Development Fund
Manager Pty Ltd

date	15/01/2019	scale	1:1250 (A3)
surveyed	D.H	council	L.C.C
drawn	R.A	t/bm	Nail in Bitumen
checked	T.S	level	ahd 17.83m

drawing no.

4438-18-DIM

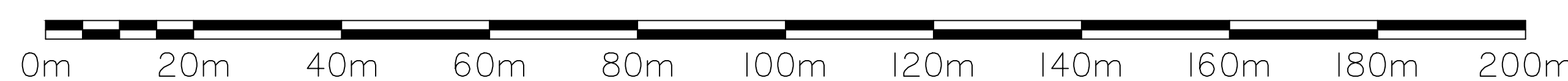
LOT AREAS		
Area Range	No of Lots	%
350m ² – 399m ²	10	14.1%
400m ² – 419m ²	33	46.5%
420m ² – 449m ²	12	16.9%
450m ² – 500m ²	14	19.7%
500m ² +	2	2.8%
Total	71	100%
Average Lot Size	415m ²	



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SCALE 1:1250