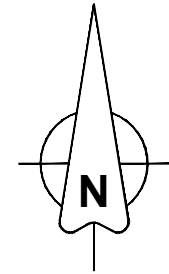


KEY:

- LiDAR contours are at 0.5m intervals
- Stage boundary
- Temporary turn-around Easement
(5.5 x 3.5m / 5.5 x 7.0m)

DEVELOPMENT SUMMARY

LOT CATEGORIES					
	STAGE 1	STAGE 2	STAGE 3	STAGE 4	TOTALS
325 - 374m ²	10	19	18	17	64
375 - 399m ²	1	2	3	-	6
400 - 424m ²	1	3	4	1	9
425m ² +	5	-	2	3	10
TOTALS	17	24	27	21	89
OPEN SPACE [STORMWATER]	2621m ²	-	-	-	2621m ²
AREA OF ROAD	3046m ²	2667m ²	4551m ²	3047m ²	1.331 ha
AVERAGE LOT SIZE 377m ²					
TOTAL AREA [DEED] 4.953 ha					



LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/71/2018/A

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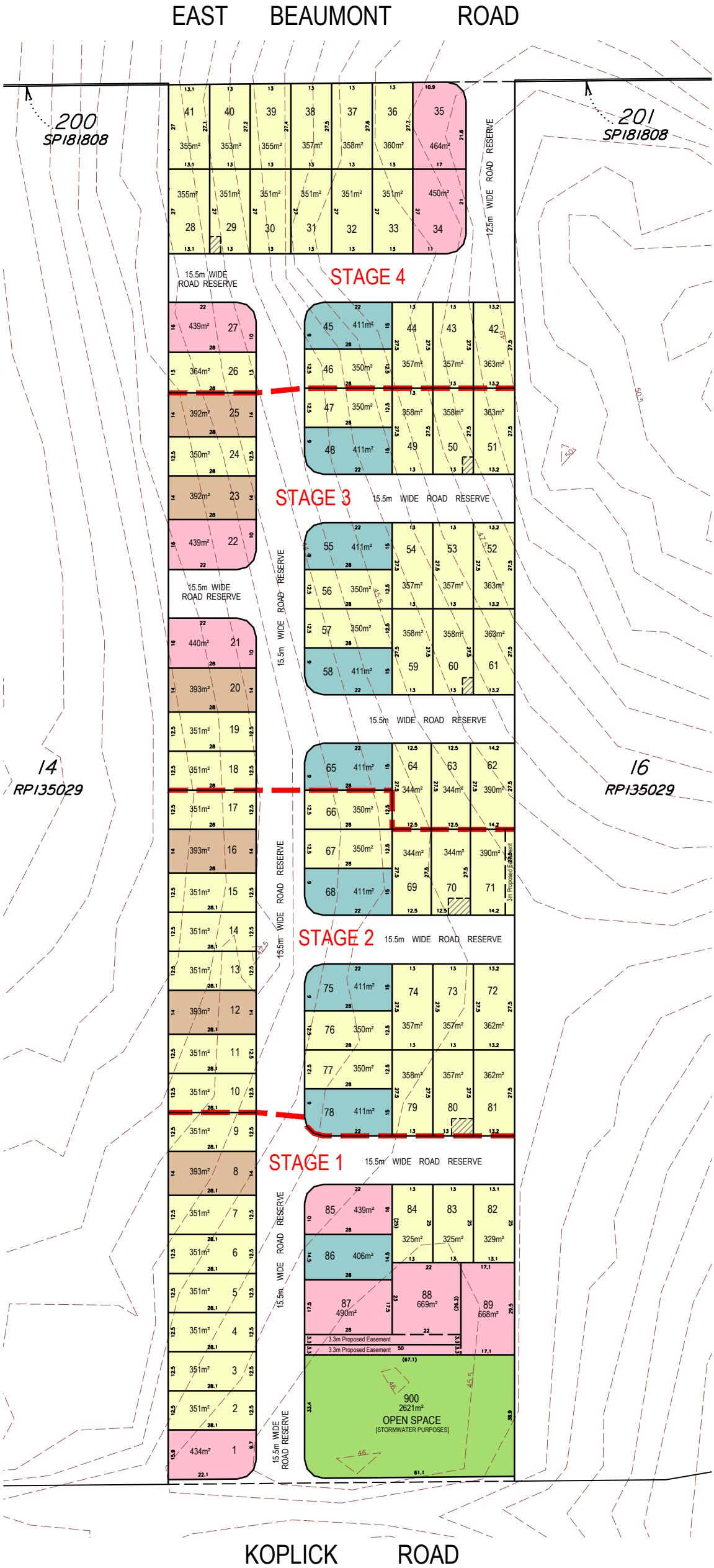
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CLIENT
Koplick Developments Pty Ltd

PLAN
SUBDIVISION PROPOSAL

Level Datum	AHD	Date	28 AUGUST 2020
Level Origin		Surveyed	RPS GC
LiDAR Survey		Drafted	BJB

Lots 1 - 89 & 900
over Lots 100 & 101 on SP181808 & Lot 15 on RP899708
Koplick Road, Park Ridge

SCALE:
1:1500 (A3)



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Plan Ref: 144169-PP-2b

Sheet
1 of 1

KEY:

- Stage boundary
- Possible Built to Boundary Location
- Preferred Garage Location

ALLOTMENT SETBACK TABLE

* MP1.1 is applicable to lots <450m² and MP1.2 is applicable to lots ≥450m²
* For corner lots the front boundary is determined to be the boundary with the shortest length

ALLOTMENTS							
Allotment Type		Detached					
Allotment Width		12.50 – 13.99m	14.00 – 14.99m		≥15.00m		
BUILDING ENVELOPE							
		Ground Floor Setbacks (min)	First Floor Setbacks (min)	Ground Floor Setbacks (min)	First Floor Setbacks (min)	Ground Floor Setbacks (min)	First Floor Setbacks (min)
FRONT SETBACKS							
Front Setback (primary frontage)	Habitable room	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
	Garage door	5.0m	N/A	5.0m	N/A	5.0m	N/A
	Projections / porticos	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
REAR SETBACKS							
Rear setback (to habitable room)		QDC MP1.1 or MP1.2 or MP1.3					
SIDE SETBACKS							
Side setback – Built to boundary wall (nominated)		0	QDC MP1.1 or MP1.2	0	QDC MP1.1 or MP1.2	0	QDC MP1.1
Side setback – Non built to boundary wall		QDC MP1.1 or MP1.2 or MP1.3					
Side setback on corner lots		1.5m	2.0m	1.5m	2.0m	1.5m	2.0m
GARAGES, SITE COVER, POS, WALL LENGTHS							
Preferred Garage Location		Along built to boundary wall or otherwise indicated on the Plan of Development.					
Mandatory Garage Type		Double					
Maximum Building Height		Two (2) storeys					
Site Cover		Site coverage does not exceed 60% of the total site area except where covered private open space is proposed, where the total site coverage can be up to 70% of the total site area.					
Private Open Space (POS)		Minimum 16m² at ground level (min. dimension of 3m).					
Maximum Length of Built to Boundary Wall		Up to 15m in length of 50% of the property boundary length, whichever is greater.					

DEVELOPMENT CONTROLS

1. Setbacks are as per the Allotment Setback Table unless otherwise illustrated on the Plan of Development.
2. Where nominated built to boundary walls are not adopted, side boundary setbacks shall be in accordance with the Allotment Setbacks Table for non-built to boundary walls.
3. Setbacks (including rear and side setbacks in the Allotment Setback Table) are to be measured to the wall of the building / structure, which overrides the requirements of QDC. Eaves should not encroach closer than 450mm to the allotment boundary.
4. Built to boundary walls:

comply with building design and construction requirements under the Building Code of Australia (where two or more dwellings are constructed at the same time, they may share a common boundary wall); and

contain no windows or openings to the built to boundary side.
5. Where recessed features walls are proposed, the protruded external wall can transcend the required minimum side setback to the primary wall, where the external projected wall is:

windowless;

is a maximum 2.4m wide; and

no projecting further than the roof eave.
6. Each dwelling sited on an allotment is to provide sufficient distinction in design and materials, such as to be clearly distinguishable from a neighbouring dwelling and thereby create an individual and recognisable street address.
7. Driveways are to have a minimum setback of 0.5m from the side boundary.
8. Where a dwelling located within 2.0m of another dwelling, the windows of habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening, such as:

fixed obscured glazing in any part of the window below 1.5m above floor level; or

fixed external screens; or

sill heights of 1.5m above floor level; or

in the case of screening for a ground level, fencing to a height of 1.5m above ground level.
9. Where a dual occupancy (auxiliary unit) is proposed, provide 2 car parking spaces per dwelling.
10. All dual occupancy (auxiliary units) are to be in accordance with the QDC MP1.3 and the Dual Occupancy and Dwelling House Code within the Logan Planning Scheme 2015. ~~Unless otherwise approved by Council.~~

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As amended in red 22 October 2020

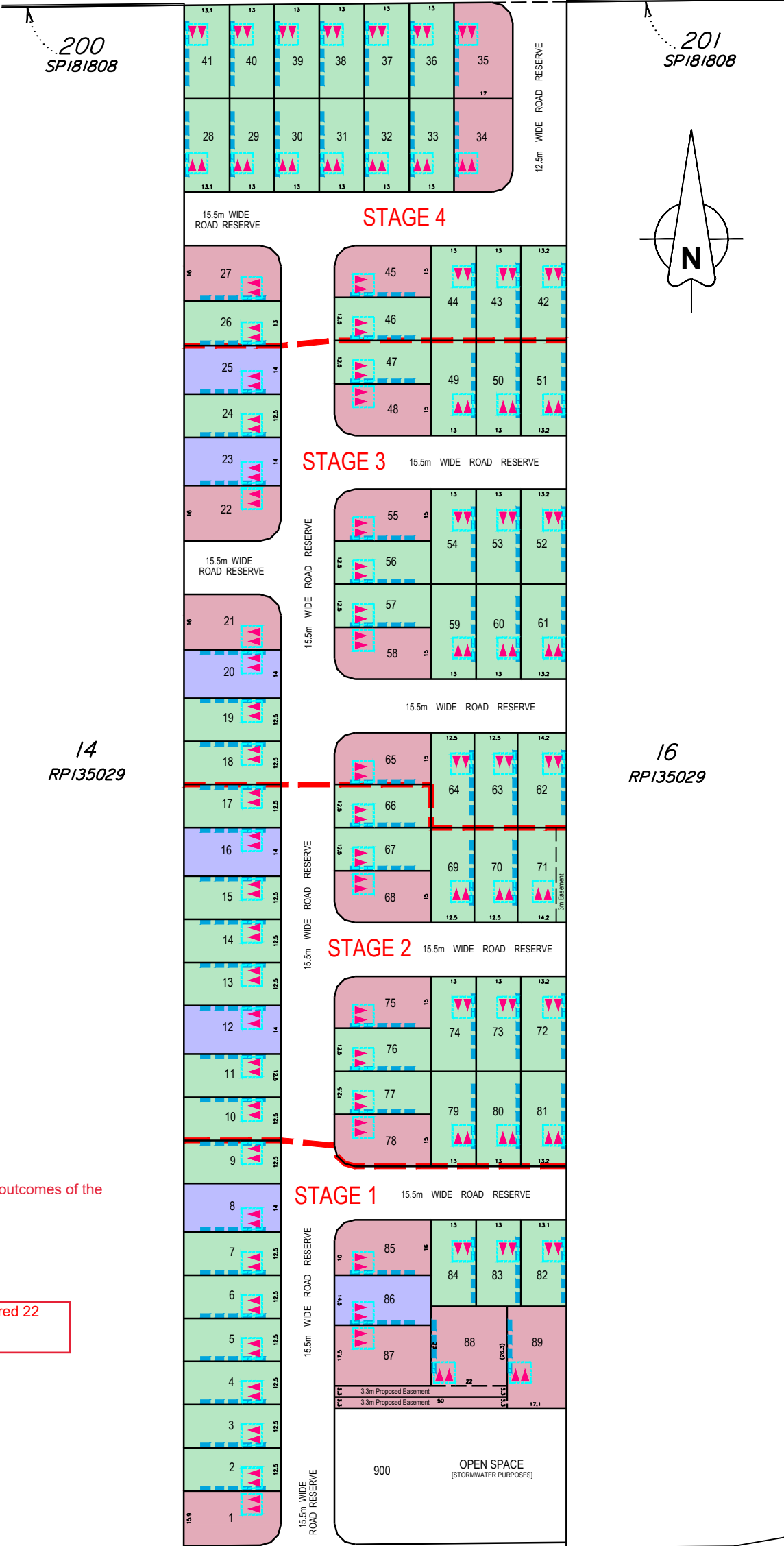
LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/71/2018/A

EAST BEAUMONT ROAD



CLIENT
Koplick Developments Pty Ltd

Level Datum	AHD	Date	28 AUGUST 2020
Level Origin	Surveyed	RPS GC	
LiDAR Survey	Drafted	BJB	

Local Authority	Data Origin	
GOLD COAST CITY	144169 Bdy (2020-08-25) Overall	

PLAN

PLAN OF DEVELOPMENT

Lots 1 - 89 & 900
over Lots 100 & 101 on SP181808 & Lot 15 on RP899708
Koplick Road, Park Ridge

SCALE:
1:1500 (A3)



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Sheet
1 of 1

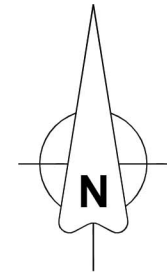
KEY:

LiDAR contours are at 0.5m intervals

Stage boundary

Temporary turn-around Easement (5.5 x 3.5m)

DEVELOPMENT SUMMARY					
LOT CATEGORIES					
	STAGE 1	STAGE 2	STAGE 3	STAGE 4	TOTALS
350 - 374m ²	10	19	18	17	64
375 - 399m ²	1	2	3	-	6
400 - 424m ²	1	3	4	1	9
425m ² +	5	-	2	3	10
TOTALS	17	24	27	21	89
OPEN SPACE (STORMWATER)	2170m ²	-	-	-	2170m ²
AREA OF ROAD	3866m ²	2667m ²	4551m ²	3047m ²	1.413 ha
AVERAGE LOT SIZE,373m ²				
TOTAL AREA (DEED),4.953 ha				



Plan to be amended to be consistent with Subdivision proposal plan and Plan of development in this approval

As amended in red 22 October 2020

- KEY
- Bollards
- Transparency fence
- Vehicular Access (LCC Standard Lockrail)

Transparency fence along length of southern boundary of Lot 88 and 89

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Bollards only to boundaries of Lot 99 to Road reserve and in accordance with Operational works



CLIENT
Resisites Development Pty Ltd

Level Datum	AHD	Date	4 MAY 2018
Level Origin		Surveyed	RPS GC
LiDAR Survey		Drafted	BJB
Local Authority		Data Origin	CS/CCAD
GOLD COAST CITY			138567 Bdy (2018-05-02)

PLAN
STATEMENT OF LANDSCAPE INTENT

Lots 1 - 89 & 900

over Lots 100 & 101 on SP181808 & Lot 15 on RP899708

Koplick Road, Park Ridge

SCALE: 1:1500 (A3)

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