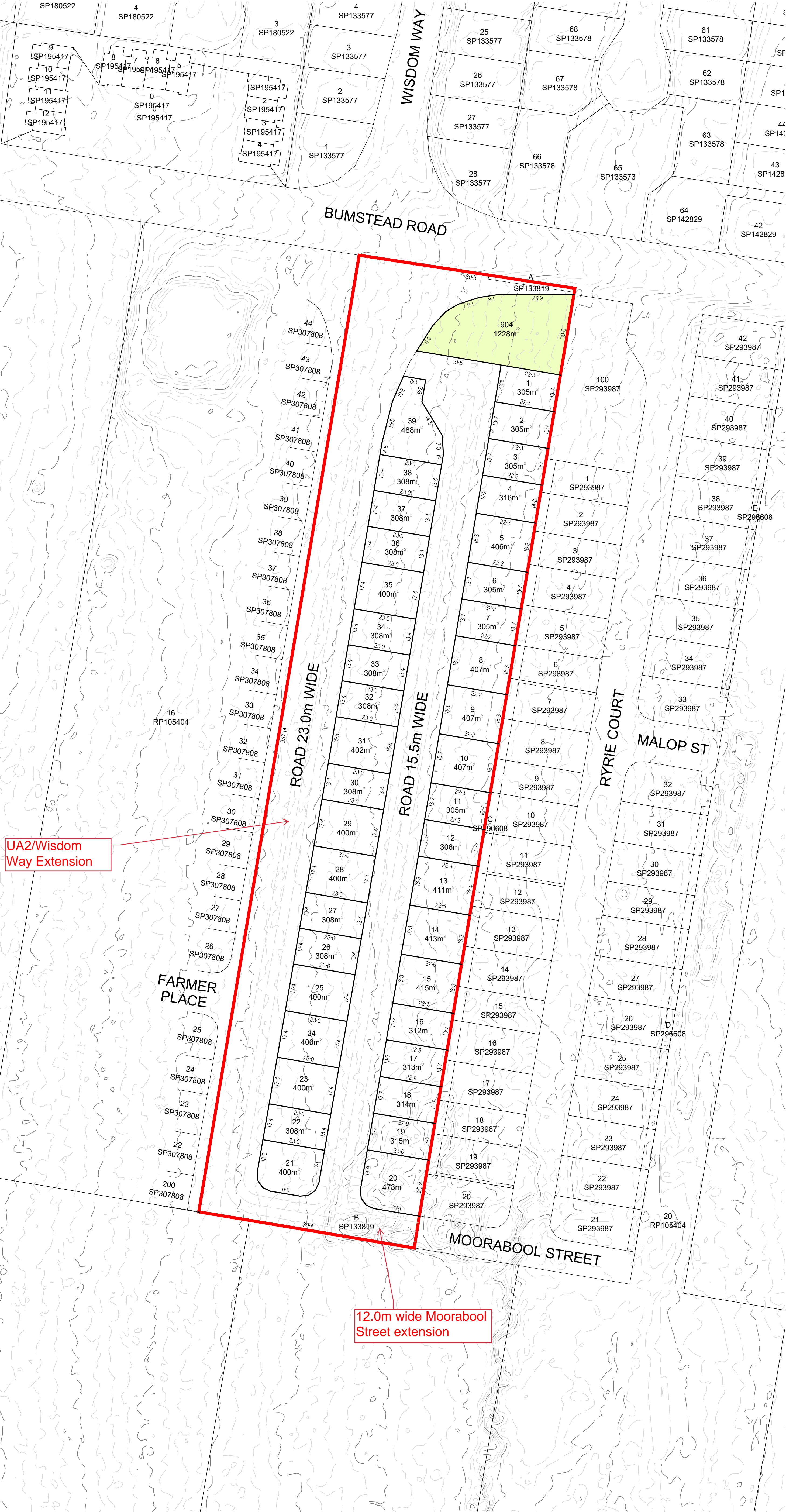


PROPOSAL PLAN



NOT TO BE USED FOR ENGINEERING DESIGN  
OR CONSTRUCTION

NOTES

This plan was prepared as a provisional layout to accompany a development application. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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\* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

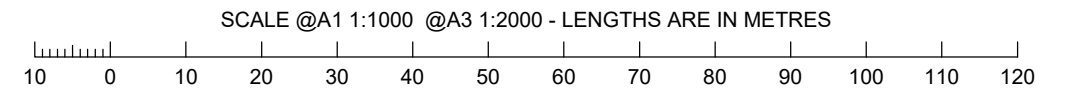
- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Stormwater/Detention Basin

No direct lot access is permitted to Bumstead Road or the UA2/Wisdom Way Extension

LOGAN CITY COUNCIL  
APPROVED NEGOTIATED PLAN OF DEVELOPMENT  
This is the approved plan of development for Development Application  
COM/8/2020

DEVELOPMENT STATISTICS		
Area of Subject Site	2.878 ha	
Total Number of Residential Allotments	39	
Stormwater/Detention Basin	1228 m²	4.3 %
Area New Road	1.356 ha	47.1 %

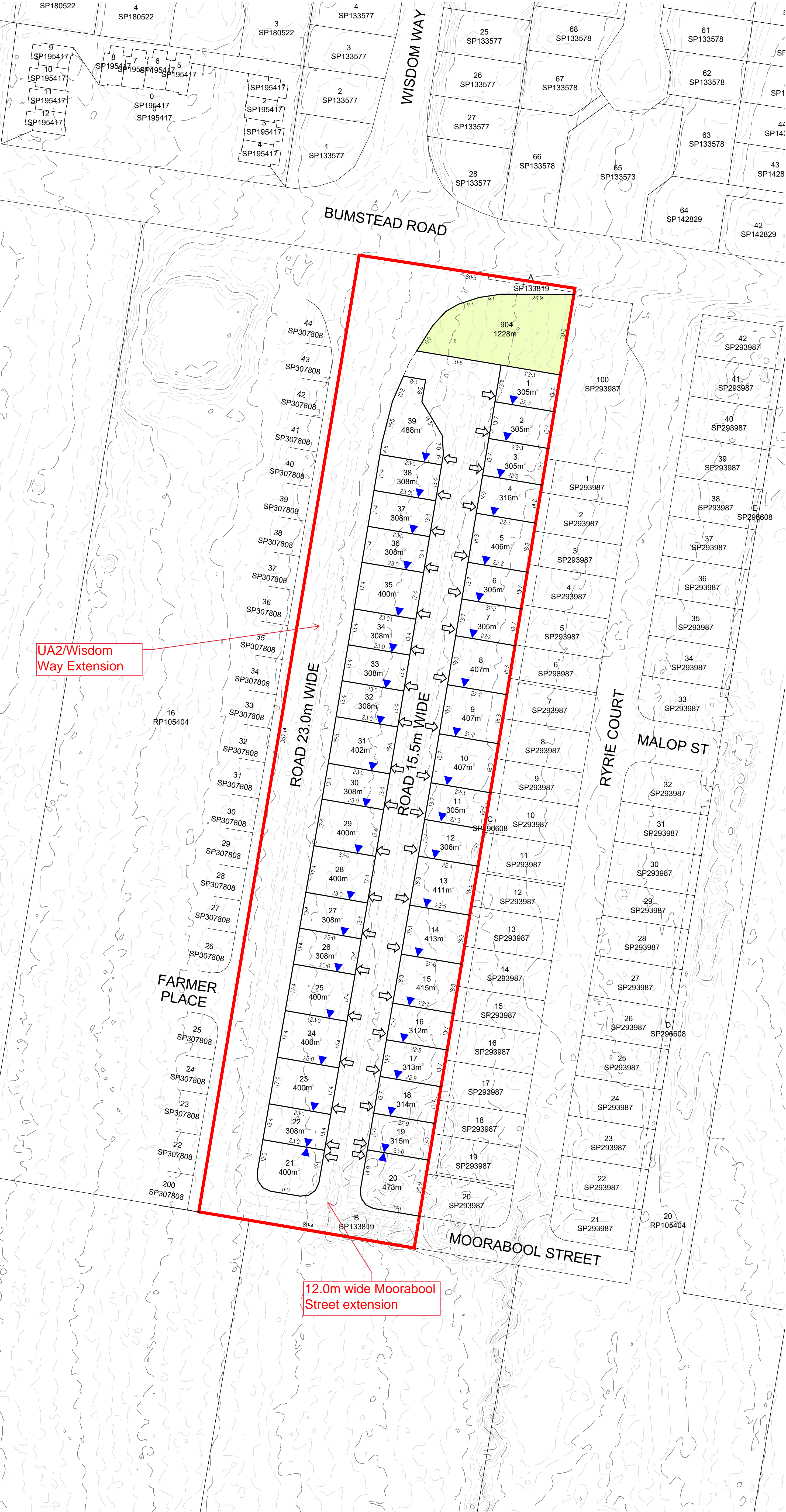
RP DESCRIPTION: Lot 17 on RP105404



BUMSTEAD ROAD DEVELOPMENT PTY LTD



PLAN OF DEVELOPMENT



NOTE:  
BUILDING ENVELOPES SHOWN ARE  
INDICATIVE ONLY. REFER TO BUILDING  
ENVELOPE NOTES AND TABLE FOR DESIGN  
PARAMETRES.

SETBACK TABLE		
Standard Detached Dwelling / Duplex Lots		
Boundary	Ground Floor Setbacks (min)	First Floor Setbacks (min)
Front		
• Architectural Extension <sup>1</sup>	3	3
• Wall	4	4
• Garage	5.5	n/a
Side		
• Build to Boundary	0 <sup>2</sup>	1.5
• Non Build to Boundary	1	1.5
Rear	1.5	2
Corner Lot Secondary Frontage		
• Architectural Extension <sup>1</sup>	2	2
• Wall	3	3
• Garage	4	n/a

GENERAL NOTES

1. Architectural Extension refers to an eave, entry portico, balcony or other similar design feature that is not fully enclosed by walls or windows.
2. Build to boundary walls must not exceed 9m in length.
3. The setback may be increased where a clear zone is required for access as shown on the Building Envelope Plan. No structures or obstructions are permitted in this zone.
4. All setbacks shown are minimum and are measured to the building wall.
5. Easements over infrastructure may have been shown which may affect setbacks, however purchasers must make their own enquiries into the location of easements on their allotments .
6. Eaves protrude into the setback but not protrude over easements.
7. Site cover 65% maximum exc. covered open space.
8. Private Open Space 16m² / 4m min dimension.  
Corner lots - 16m² / 3m min dimension

PARKING AND GARAGES:

1. Where a garage is provided and faces the street it must be 5.5 meters minimum setback from the front boundary (primary or secondary frontage). This setback does not apply if the garage door does not face the street, the table above applies.
2. Two car parks per dwelling, one of which may be in tandem.

LEGEND

- Site Boundary
- ▼ Built to Boundary Location
- ⇒ Indicative Driveway Location

Council note: No direct lot access is permitted to Bumstead Road or the UA2/ Wisdom Way Extension

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