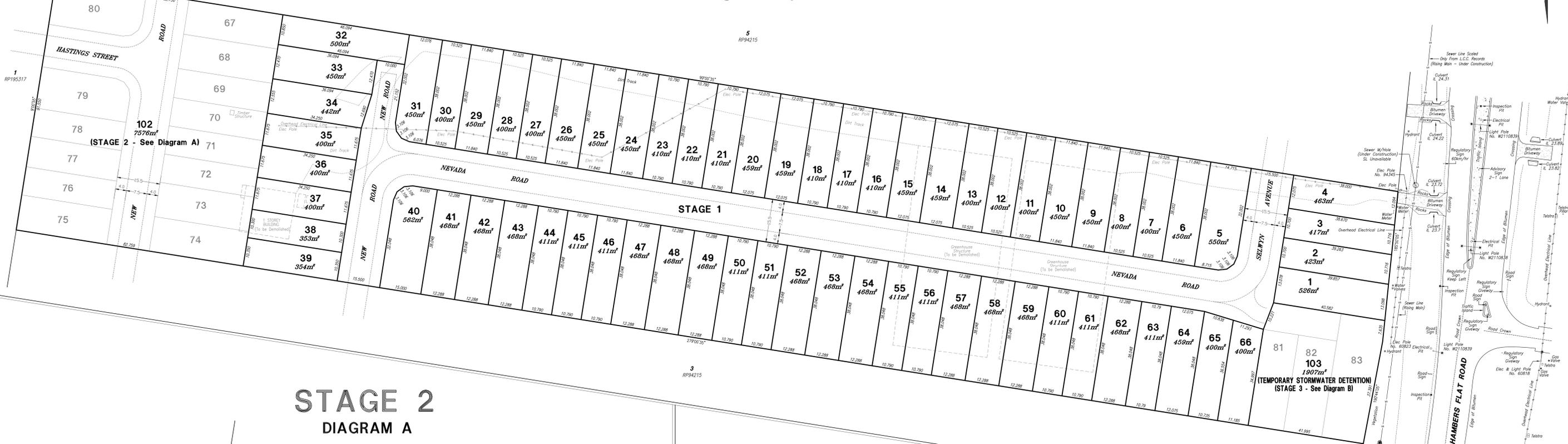


STAGE 1



STAGE 2 DIAGRAM A



STAGE 3 DIAGRAM B



Disclaimer:
Features on this plan have been located to an accuracy suitable for a Detail survey and hence should not be used for exact measurements. Underground services have NOT been located.
This is NOT a Boundary Survey, areas and dimensions if shown are indicative only and subject to Cadastral Survey.
Any license express or implied to use this document for any purpose whatsoever is restricted to the terms of agreement or implied agreement between Site Surveys P/L and the instructing party.

Scale 1:500 - Lengths are in Metres.

CLIENT	Date of Survey	16/08/2017
KDL Property Group	Revision	J 19/2/2018
	Contour Interval	0.25m
Reference:	Locality	PARK RIDGE
2170 Prop Sub	Local Authority	LOGAN CITY COUNCIL
SHEET:	Level Datum	HD from Permanent Survey Mark No. 103414
1 OF 1	Surveyor	R.W. Dratler R.W. & B.D.

PLAN OF PROPOSED SUBDIVISION
481-489 Chambers Flat Road, Park Ridge (Lot 4 on RP94215)

Ph. 07 3367 0433
Email: mail@sitesurveys.com.au
148 Arthur Tee, REDHILL QLD 4059
PO BOX 3133, NEWMARKET 4051

SITE SURVEYS

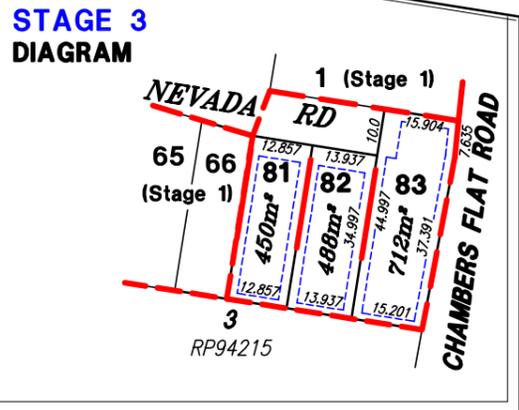
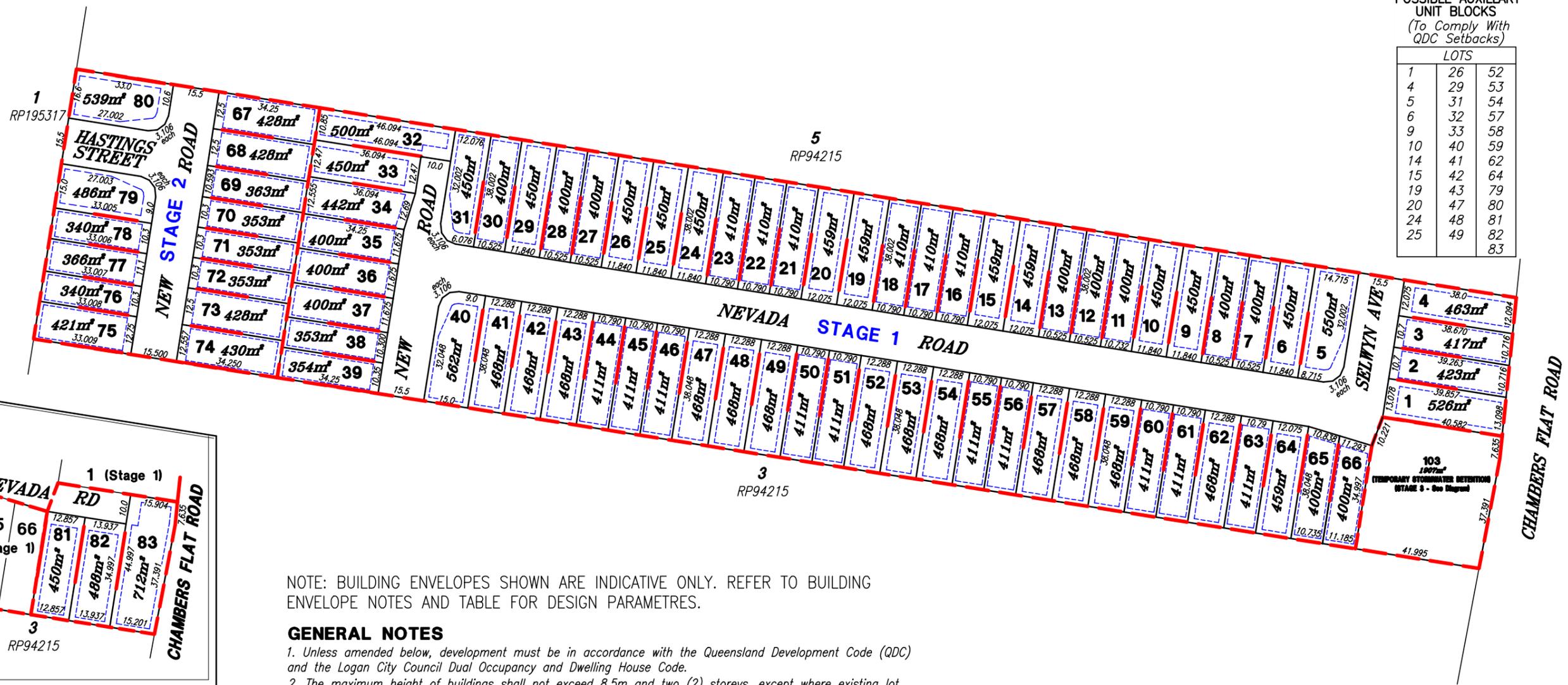
SCALE 1:500 @ A0

WARNING - Underground services present on site and in road (not located) - refer to Dial Before You Dig!
- Refer to Site Plan for additional existing site details & tree information!

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
COM/60/2017

POSSIBLE AUXILIARY UNIT BLOCKS
(To Comply With QDC Setbacks)

LOTS		
1	26	52
4	29	53
5	31	54
6	32	57
9	33	58
10	40	59
14	41	62
15	42	64
19	43	79
20	47	80
24	48	81
25	49	82
		83



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

GENERAL NOTES

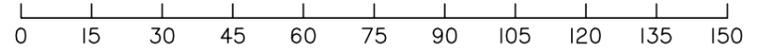
- Unless amended below, development must be in accordance with the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling House Code.
- The maximum height of buildings shall not exceed 8.5m and two (2) storeys, except where existing lot slope exceeds 15%. For lots with a lot slope exceeding 15%, the maximum height of buildings is no more than 10m.
- Where consistent with the QDC, built to boundary walls can be provided on all lots.
- The following provisions override the QDC and the Logan City Council Dual Occupancy and Dwelling House Code;
 - The minimum road setback is 3.0m (increased setbacks may be applicable where single garages or car ports are provided to comply with QDC provisions); **4.5m setback for double garages and 5.0m setback for single garages**
 - Garage setback 3.0m;
 - For a corner lot the secondary road frontage setback is 1.5m; and
 - The maximum area covered by all buildings and structures roofed with impervious material does not exceed 75% of the lot area.
- Setbacks shown in table are from boundary to face of wall, unless otherwise stated.
- Built to boundary (BTB) walls are limited to one side boundary (~~side may be either boundary~~) limited to boundary without existing BTB's and with no windows or openings to the side boundary, maximum total length is 15m of the boundary length (whichever is the greater); maximum height of 3.5m; and no closer than 0.9m to a window in a habitable room of an adjoining dwelling.
- ~~Front boundary setbacks can be reduced by 1.5m for a veranda, porch, and covered first floor balcony or entry portico.~~
- ~~Where consistent with the approved Planning Scheme Variations Report, Dual Occupancy (Auxiliary Units) can be provided on lots 450m² and above.~~ **To be in accordance with the relevant development conditions.**
- A minimum of 2 car parking spaces to be provided for each dwelling; 4 spaces where an Auxiliary Unit is constructed.**

DEVELOPMENT SETBACK TABLE

	LOTS <450m		LOTS ≥450m	
	GROUND FLOOR WALL	FIRST FLOOR WALL	GROUND FLOOR WALL	FIRST FLOOR WALL
FRONT BOUNDARY				
Main Building Line	3.0m	3.0m	4.0m	4.0m
Garage	3.0m	N/A	4.9m	N/A
REAR BOUNDARY	1.5m	2.0m	1.5m	2.0m
CORNER LOTS				
Secondary Boundary	N/A	N/A	2.0m	2.5m
SIDE BOUNDARY	0.9m	1.5m	2.0m	2.5m
ZERO SIDE BOUNDARY	0.0m	1.5m	0.0m	1.5m
GARAGE LOCATION	Preference is for garages to be constructed as a built to boundary wall as shown			
SITE COVERAGE (MAX)	75%			
MAXIMUM HEIGHT	For lot slopes - (a) up to 15%, the building height is not more than 8.5m; and (b) of 15% or more, the building height is not more than 10m			

- LEGEND**
- Indicative Building Envelope
 - Optional Built to Boundary Wall
 - Stage Boundary

Scale 1:1500 – Lengths are in Metres.



CLIENT
KDL Property Group

Reference:
2170 PROP BLE

SHEET:
1 OF 1

PROPOSED BUILDING ENVELOPE PLAN

**481-489 Chambers Flat Road, Park Ridge
(Lot 4 on RP94215)**

Local Authority: LOGAN CITY COUNCIL
Drafter: B.D. Revision: E 19/04/2018

Ph. 07 3367 0433
Email. mail@sitesurveys.com.au
148 Arthur Tce, REDHILL QLD 4059
PO BOX 3133, NEWMARKET 4051

SITE SURVEYS

SCALE 1:1500 @ A3

Disclaimer:

This is NOT a boundary survey, areas and dimensions if shown are indicative only and subject to final survey and registration of plan/s in the Department of Natural Resources and Mines.

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