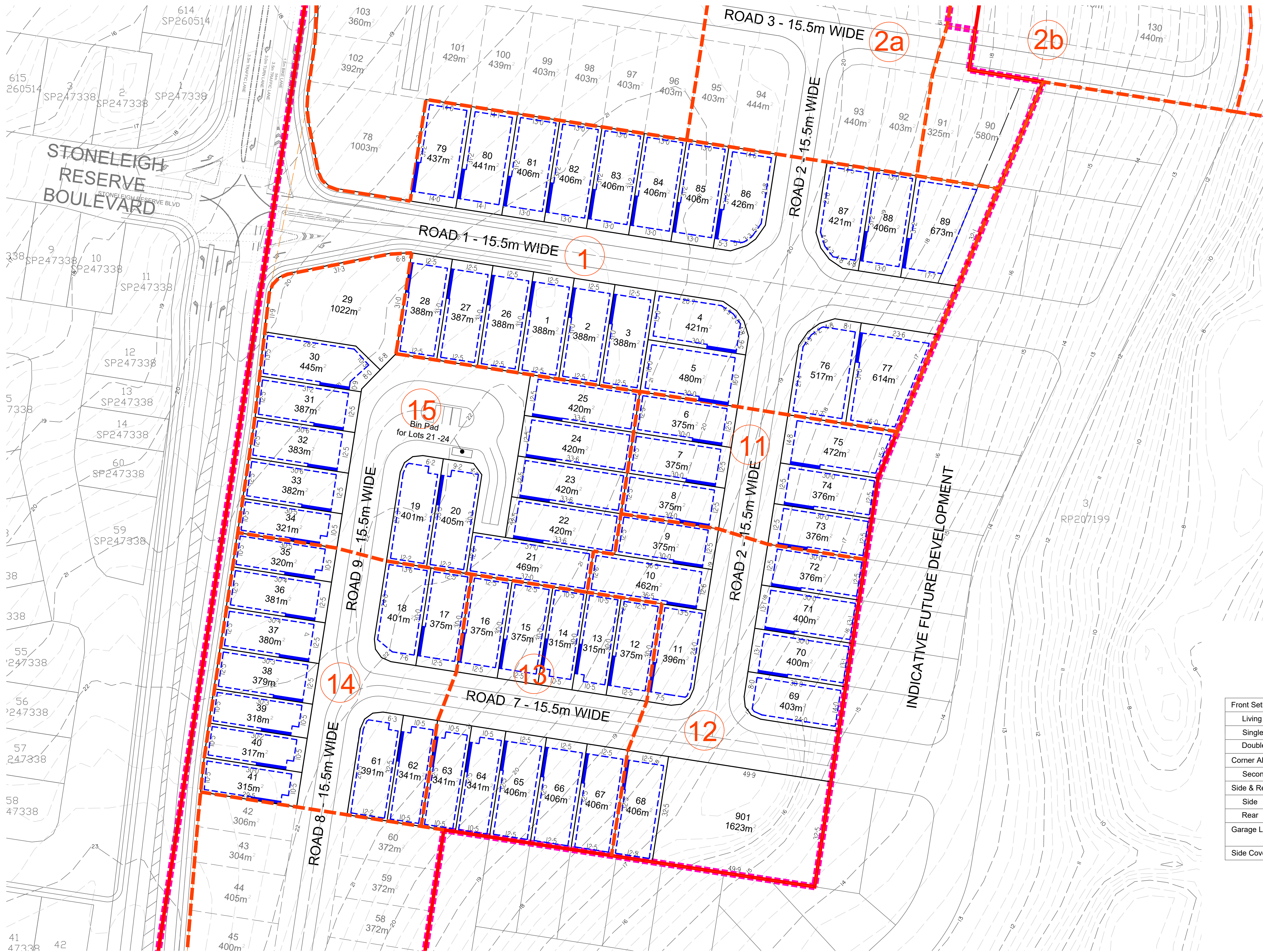


BUILDING ENVELOPE PLAN - STAGES 1 & 11 - 15



LEGEND

-  Site Boundary
-  Staging Boundary
-  BuildingEnvelope
-  Built to Boundary Wall if provided
-  Indicative Bin Storage
-  Road Resumption/Dedication
-  Staging Boundary
-  Stage Number

1. Unless amended below, development must be in accordance with MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling house Code.
2. While not indicated on this plan, where consistent with the QDC, built to boundary walls can be provided on all lots.
3. The following provisions override provisions MP 1.1 and MP 1.2 of 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);
 - For a corner lot over 450m², 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 60% of the lot area.

4. A summary of QDC provisions relating to lots equal to or below 450m² is detailed below:

- GENERAL

- Dwelling height on a lot with a slope up to 15% is not more than 8.5m and on a lot with a slope of 15% or more is not more than 10m;
- Each detached dwelling has a clearly defined outdoor living space of at least 16m², with no dimension less than 4m and has access from a living area;
- The secondary road frontage setback is 1.0m.

- **BUILT TO BOUNDARY WALL**

- Preferred built to boundary wall locations are indicated on the Plan of Development.
- Built to boundary walls enclose non-habitable spaces with a maximum height of 4.5m and a mean height no more than 3.5m; and a length not more than 9.0m along one side boundary;

- **GARAGES AND CARPORTS**

- Preference is for garages to be constructed as a built to boundary wall as shown;
- The elevational dimension of openings facing the street is lesser of 6m and 50% of the frontage width;
- A maximum of 1 driveway per dwelling is permitted;
- Parking two vehicles on a lot is required, with a minimum of 1 space being covered.

- **DEFINITIONS**

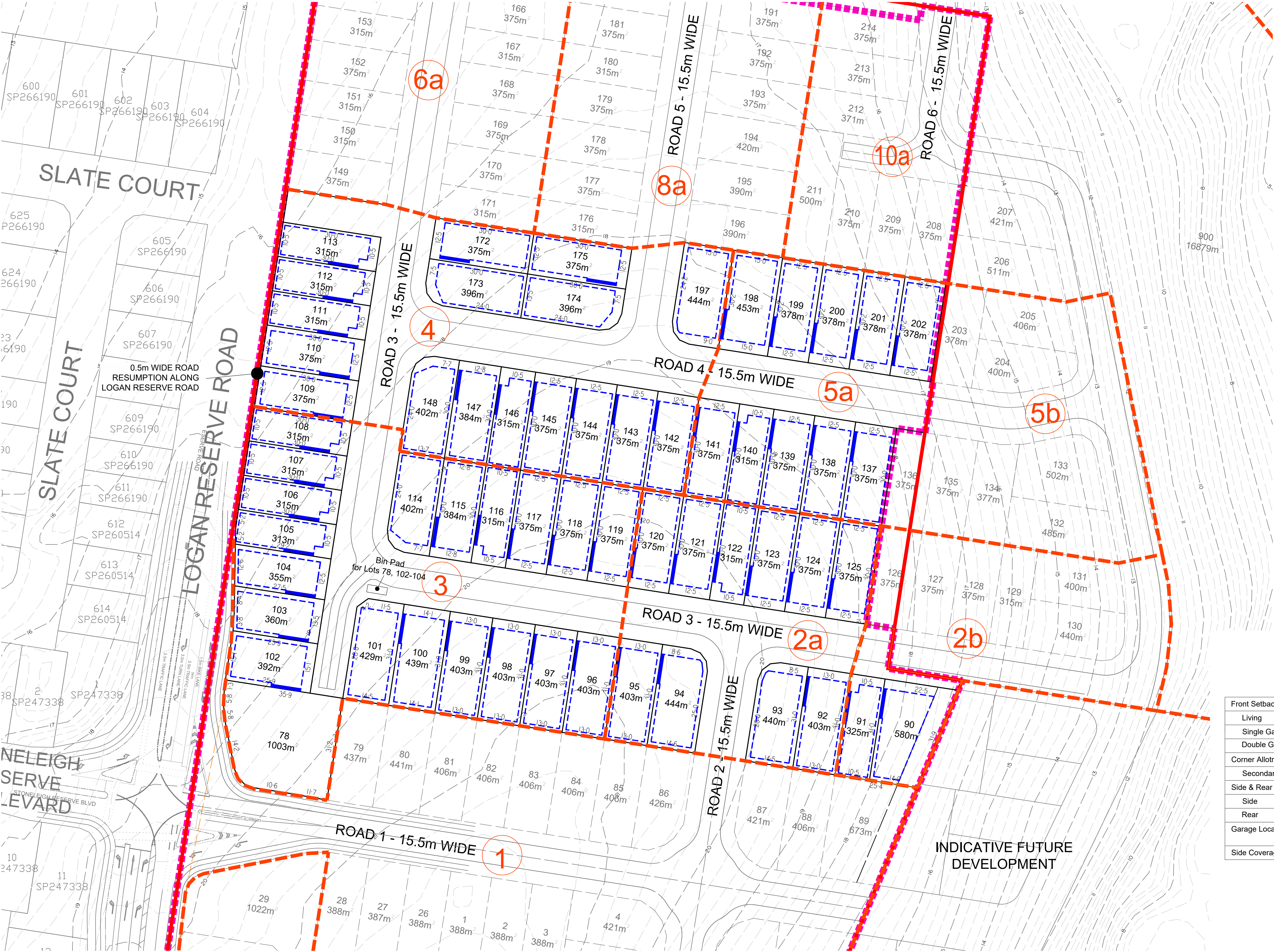
- The definitions of Site Cover, Outer Most Projection, Setback, Garage and Open Carports is in accordance with the QDC MP1.1; or QPP where otherwise defined.

	Villa Allotments		Premium Villa Allotments		Courtyard Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback						
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Single Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a
Double Garage	3.0m	n/a	3.0m	n/a	3.0m	n/a
Corner Allotment						
Secondary Road Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side & Rear Setback						
Side	0.75m	1.0m	1.05m	1.4m	1.35m	1.8m
Rear	0.75m	1.0m	1.05m	1.4m	1.35m	1.8m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Side Coverage (Maximum)	60%		60%		60%	

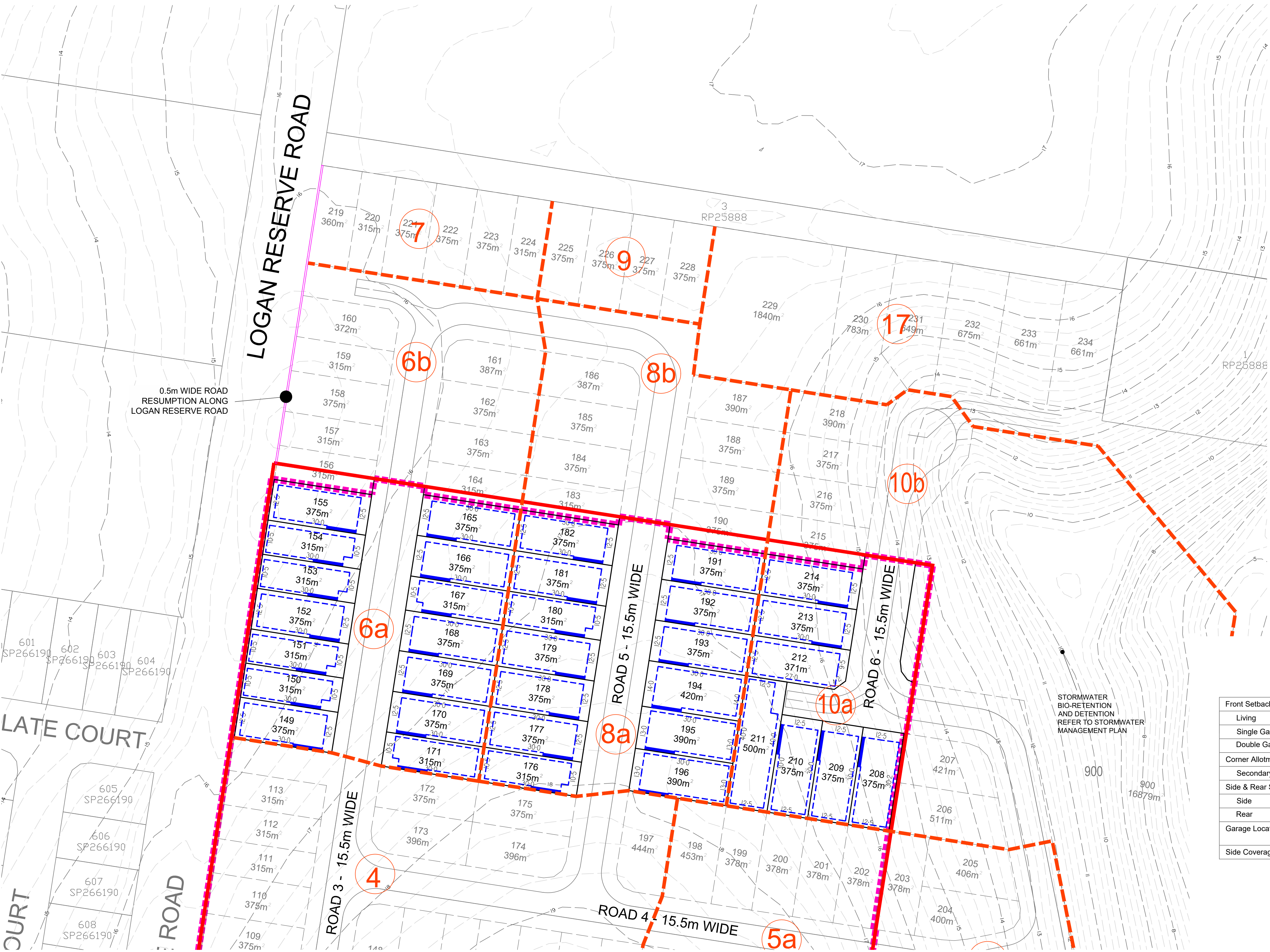
RP DESCRIPTION Lot 1 on RP205789, Lot 2 on
RP207199 & Lot 1 on RP150905

SCALE @A1 1:600 @A3 1:1200 - LENGTH IN METRES

BUILDING ENVELOPE PLAN - STAGES 2a, 2b (Part), 3, 4 & 5a



BUILDING ENVELOPE PLAN - STAGES 6a, 8a & 10a



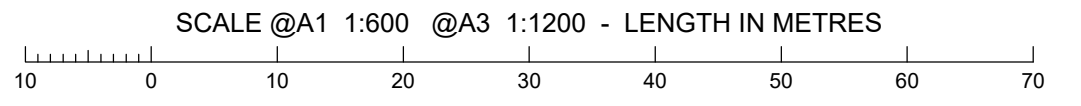
LEGEND

- Site Boundary
- Staging Boundary
- BuildingEnvelope
- Built to Boundary Wall if provided
- Indicative Bin Storage
- Road Resumption/Dedication
- Staging Boundary
- Stage Number

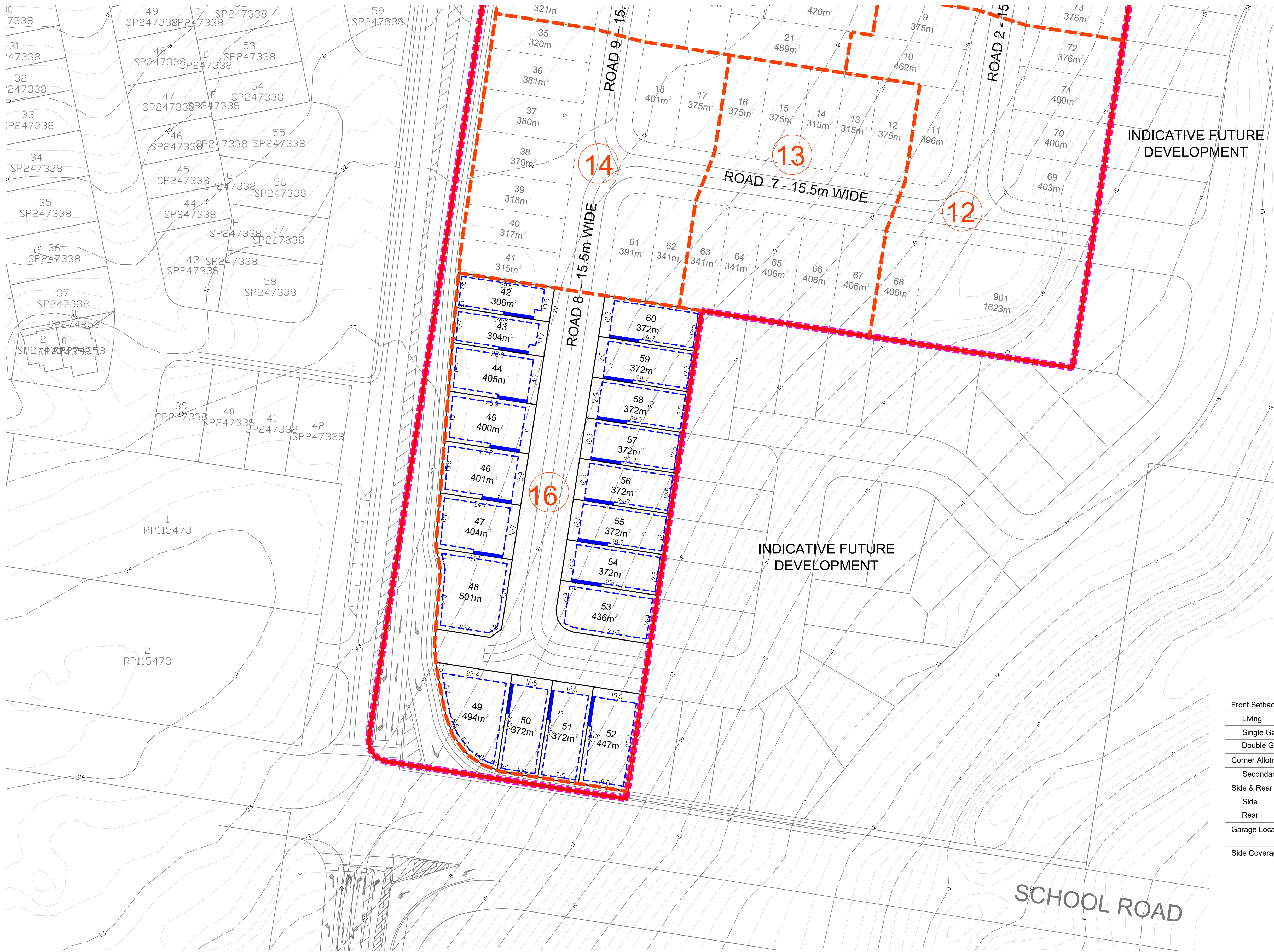
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- The following provisions override provisions MP 1.1 and MP 1.2 of the QDC and the Logan City Council Dual Occupancy and Dwelling House Code;
 - The minimum road setback is 3.0m (increased setbacks may be applicable where single garages or car ports are provided to comply with QDC provisions);
 - For a corner lot over 450m², 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 60% of the lot area.
- A summary of QDC provisions relating to lots equal to or below 450m² is detailed below:
 - GENERAL**
 - Dwelling height on a lot with a slope up to 15% is not more than 8.5m and on a lot with a slope of 15% or more is not more than 10m;
 - Each detached dwelling has a clearly defined outdoor living space of at least 16m², with no dimension less than 4m and has access from a living area;
 - The secondary road frontage setback is 1.0m.
 - BUILT TO BOUNDARY WALL**
 - Preferred built to boundary wall locations are indicated on the Plan of Development.
 - Built to boundary walls enclose non-habitable spaces with a maximum height of 4.5m and a mean height no more than 3.5m; and a length not more than 9.0m along one side boundary;
 - GARAGES AND CARPORTS**
 - Preference is for garages to be constructed as a built to boundary wall as shown;
 - The elevational dimension of openings facing the street is lesser of 6m and 50% of the frontage width;
 - A maximum of 1 driveway per dwelling is permitted;
 - Parking two vehicles on a lot is required, with a minimum of 1 space being covered.
 - DEFINITIONS**
 - The definitions of Site Cover, Outer Most Projection, Setback, Garage and Open Carports is in accordance with the QDC MP1.1; or QPP where otherwise defined.

	Villa Allotments		Premium Villa Allotments		Courtyard Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback						
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Single Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a
Double Garage	3.0m	n/a	3.0m	n/a	3.0m	n/a
Corner Allotment						
Secondary Road Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side & Rear Setback						
Side	0.75m	1.0m	1.05m	1.4m	1.35m	1.8m
Rear	0.75m	1.0m	1.05m	1.4m	1.35m	1.8m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Side Coverage (Maximum)	60%		60%		60%	

RP DESCRIPTION Lot 1 on RP205789, Lot 2 on RP207199 & Lot 1 on RP150905



BUILDING ENVELOPE PLAN - STAGE 15



LEGEND

-  Site Boundary
-  Staging Boundary
-  BuildingEnvelope
-  Built to Boundary Wall if provided
-  Indicative Bin Storage
-  Road Resumption/Dedication
-  Staging Boundary
-  Stage Number

1. Unless amended below, development must be in accordance with MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling house Code.
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- **GARAGES AND CARPORTS**

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- **DEFINITIONS**

- The definitions of Site Cover, Outer Most Projection, Setback, Garage and Open Carports is in accordance with the QDC MP1.1; or QPP where otherwise defined.

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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
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Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
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Double Garage	3.0m	n/a	3.0m	n/a	3.0m	n/a
Corner Allotment						
Secondary Road Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side & Rear Setback						
Side	0.75m	1.0m	1.05m	1.4m	1.35m	1.8m
Rear	0.75m	1.0m	1.05m	1.4m	1.35m	1.8m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Side Coverage (Maximum)	60%		60%		60%	

RP DESCRIPTION Lot 1 on RP205789, Lot 2 on
RP207199 & Lot 1 on RP150905

SCALE @A1 1:600 @A3 1:1200 - LENGTH IN METRES