

STAGING PLAN - STAGES 9-10

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.

SURVEY DATUM - DERIVED FROM SURVEY LOT CALCULATIONS  
(DWG FILE: 10652 S 13 LC C)

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- DA2 Application Boundary
- Stage Boundary
- Stage No.
- Road Dedication - DA1
- Proposed Easement for Drainage/Services purposes
- Proposed Access Easement
- Proposed Bin Pad



DEVELOPMENT STATISTICS - Stage 9			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
350m <sup>2</sup> - < 400m <sup>2</sup>	3	15.8%	0.113 ha
400m <sup>2</sup> - < 450m <sup>2</sup>	3	15.8%	0.121 ha
450m <sup>2</sup> - < 500m <sup>2</sup>	5	26.3%	0.234 ha
500m <sup>2</sup> - < 600m <sup>2</sup>	5	26.3%	0.271 ha
> 600m <sup>2</sup>	3	15.8%	0.238 ha
Total Residential Allotments	19	100.0%	0.977 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.389 ha	—
Net Residential Area (no roads)	0.977 ha	70.3%
Detention / Drainage	0.096 ha	6.9%
Green Links / Pedestrian Links	0.040 ha	2.9%
Road Areas	0.276 ha	19.9%
Total	1.389 ha	100.0%

DEVELOPMENT STATISTICS - Stage 10			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
400m <sup>2</sup> - < 450m <sup>2</sup>	1	100.0%	0.042 ha
Total Residential Allotments	1	100.0%	0.042 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	0.042 ha	—
Net Residential Area (no roads)	0.042 ha	100.0%
Total	0.042 ha	100.0%

RP DESCRIPTION: Lot 3 on RP137533

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

HB PARK RIDGE

# **APPENDIX B**

## Building Envelope Plans

BUILDING ENVELOPE PLAN - STAGES 6-8

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SURVEY DATUM - DERIVED FROM SURVEY LOT CALCULATIONS  
(DWG FILE: 10652 S 13 LC C)

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- DA2 Application Boundary
- Stage Boundary
- Stage No.
- Built to Boundary Location
- Indicative Driveway Location
- Proposed Easement for Drainage/Services purposes
- Road Dedication in Stage 1 - Construction in Stage 8
- Green Links / Pedestrian Links
- Proposed Bin Pad

**NOTE:**  
BUILDING PROVISIONS SHOWN ARE  
INDICATIVE ONLY. REFER TO BUILDING  
ENVELOPE NOTES AND TABLE FOR DESIGN  
PARAMETERS.

**NO DUAL OCCUPANCIES AND DUAL  
OCCUPANCIES (AUXILIARY DWELLINGS)  
ARE PERMITTED**

SETBACK NOTES:

- Unless amended below, development must be in accordance with MP1.1 and MP1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling House Code
- Development is to be undertaken in accordance with this Plan and the Development Permit that created these lots.
- All setback provisions shown are minimum and are to the building wall. Eaves can extend into setback areas;
- Double Garages to be provided for all lots, unless noted otherwise.

	WIDTH OF FRONTAGE			
	< 10m	10m - 12.49m	12.5m - 13.99m	14m+
Front Setback (to Building)	3.0m	3.0m	3.0m	3.0m
Front Setback (to Garage)	4.5m	4.5m	4.5m	4.5m
Side Build to Boundary line	0m	0m	0m	0m
Non Build to Boundary line	1.0m	1.0m	1.0m	1.0m
Rear	1.5m	1.5m	1.5m	1.5m
Corner Allotment				
Secondary Road Frontage	1.5m	1.5m	1.5m	2.0m
Site Coverage	70%	65%	60%	60%

RP DESCRIPTION: Lot 3 on RP137533

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



HB PARK RIDGE



PARK RIDGE ROAD, PARK RIDGE ■ 17/01/2024 ■ 10652 P 20 Rev M - BLE 02

