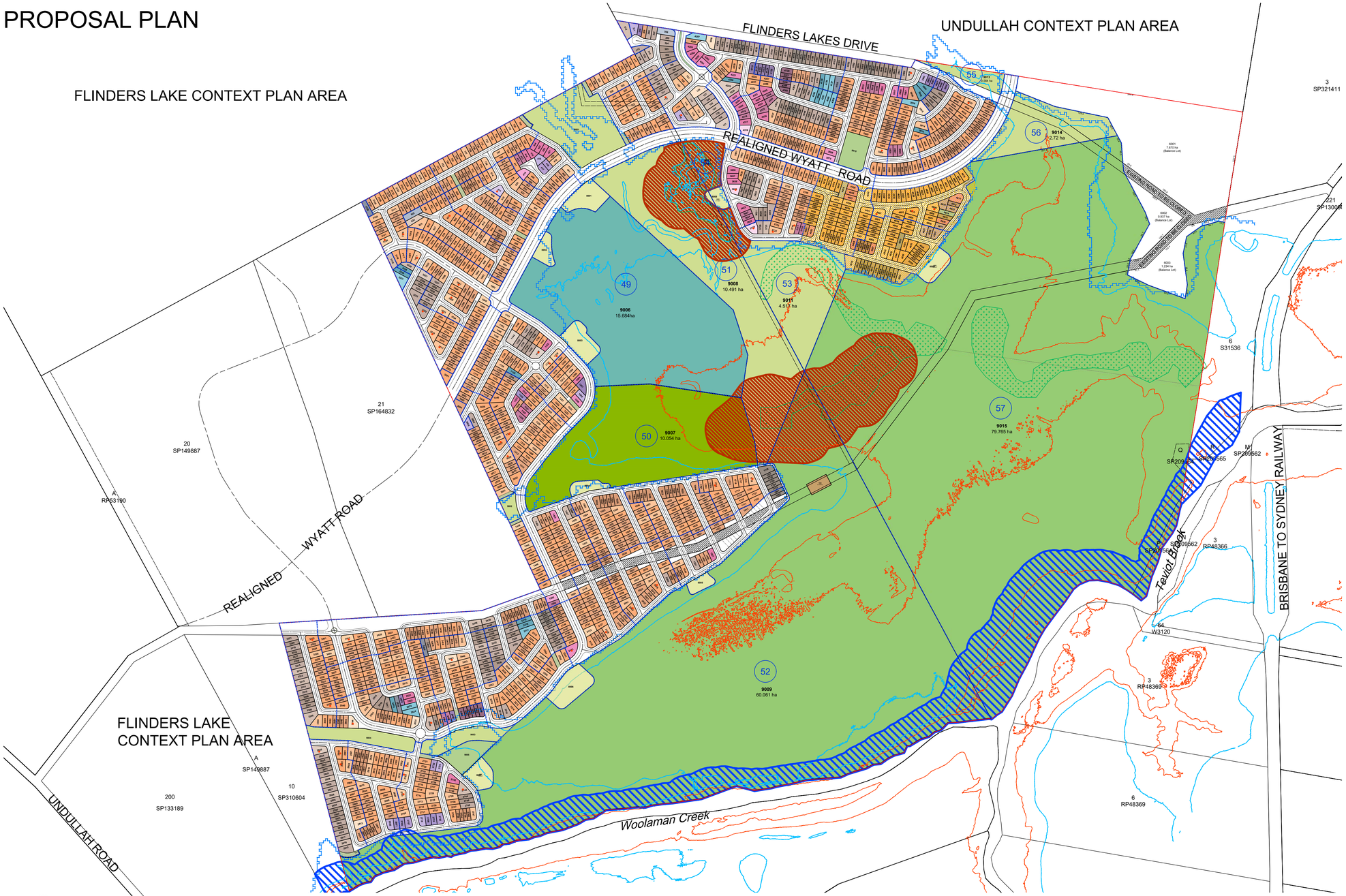
PROPOSAL PLAN



Land Budget - Overall	Area (Ha)	%
Area of Subject Site / Stage	**309.350 ha**	
Residential Allotments (Net)	**65.152 ha**	21.1%
Pedestrian Linkage / Landscaping	**0.451 ha**	0.1%
Detention	**3.321 ha**	1.1%
Local Park (Lots 9005 & 9010)	**1.053 ha**	0.3%
Local Linear Park (Lots 9001-9004, 9008, 9011-9014) STAGES 4, 14, 24, 25, 51, 53, 54, 55 & 56	**23.283 ha**	7.5%
Potential Regional Sports Park (Lot 9006) STAGE 49	**15.684 ha**	5.1%
Regional Recreation Park (Lot 9007) STAGE 50	**10.054 ha**	3.3%
Major Linear Park (Lots 9009 & 9015) STAGES 52 & 57	**139.826 ha**	45.2%
Existing Road Reserves (Balance Areas)	**0.975 ha**	0.3%
Road Areas	**36.942 ha**	11.9%
Road Areas to be Closed	**1.866 ha**	0.6%
Balance Lots (Lots 6001, 6002, 6003)	**9.841 ha**	3.2%
Balance Lot (Lot 5000)	**0.754 ha**	0.2%
Sewer Pump Station (Lot 7000)	**0.148 ha**	0.0%
Total Area	**309.350 ha**	100.0%

DEVELOPMENT STATISTICS - Overall

RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	36m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	6	14.3%	0.160 ha	16	16.5%	0.436 ha	154	11.8%	4.188 ha	32	12.4%	0.951 ha	—	0.0%	—	—	0.0%	—	208	12.0%	5.735 ha
10m - < 12.5m frontage	10	10	23.8%	0.312 ha	23	23.7%	0.750 ha	462	35.4%	15.089 ha	101	39.1%	3.629 ha	12	52.2%	0.535 ha	4	40.0%	0.183 ha	612	35.3%	20.498 ha
12.5m - < 14.0m frontage	12.5	6	14.3%	0.213 ha	39	40.2%	1.531 ha	503	38.5%	19.861 ha	81	31.4%	3.558 ha	10	43.5%	0.512 ha	2	20.0%	0.112 ha	641	36.9%	25.787 ha
14.0m - < 16.0m frontage	14	9	21.4%	0.375 ha	13	13.4%	0.590 ha	157	12.0%	7.100 ha	34	13.2%	1.716 ha	1	4.3%	0.070 ha	2	20.0%	0.123 ha	216	12.4%	9.974 ha
16.0m - < 18.0m frontage	16	10	23.8%	0.445 ha	3	3.1%	0.147 ha	21	1.6%	1.048 ha	6	2.3%	0.395 ha	—	0.0%	—	2	20.0%	0.138 ha	42	2.4%	2.173 ha
18.0m + frontage	18	1	2.4%	0.053 ha	3	3.1%	0.168 ha	8	0.6%	0.468 ha	4	1.6%	0.296 ha	—	0.0%	—	—	0.0%	—	16	0.9%	0.985 ha
Total Residential Allotments		**42**	**100.0%**	**1.558 ha**	**97**	**100.0%**	**3.622 ha**	**1305**	**100.0%**	**47.754 ha**	**258**	**100.0%**	**10.545 ha**	**23**	**100.0%**	**1.117 ha**	**10**	**100.0%**	**0.556 ha**	**1735**	**100.0%**	**65.152 ha**

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.
- SHG_Wetlands Rehabilitation Areas
- SHG_Woolaman Creek Rehabilitation Area
- Potential Primary School Site - 7.075 ha
- Potential Multiple Residential Allotments

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

10 0 10 20 30 40 50 60 70 80 90

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SOURCE
PROJECTION: PSEUDO GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION
LOT 11 & 22 ON SP341889

DRAWING NO.
11560 P 38 Rev F - PRO 01