

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
COM/54/2017/B



- Notes:**
 Height
 1. The maximum height of buildings shall be 8.5m to the peak of the roof.
- Setbacks**
 2. Setbacks are as per the Plan of Development Table unless otherwise specified on the plan.
 3. Built to boundary walls are optional. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 4. Setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum of 1m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser.
- Parking**
 5. 2 car spaces per dwelling of which at least 1 is enclosed. Carports are not permitted.
- Private Open Space**
 6. Dwellings with their main living area located at ground level must have a private open space area of at least 25m² with a minimum dimension of at 3m, and preferably accessible from the main living area.
 7. Dwellings with their main living area above ground level must have a private open space area of at least 8m² for 1 bed with a minimum dimension of 2m, 12m² for 2 bed with a minimum dimension of 2.5m, 16m² for 3 bed or greater with a minimum dimension of 3m, and preferably accessible from the main living area.
 8. Patios and covered outdoor living areas or recreation areas are included in the above private open space requirements.
- Fencing:**
 9. Fencing to the primary street frontage to be at least 50% transparent and not to exceed 1.2 metres in height.
 10. Fencing to public open space to be at least 50% transparent and not to exceed 1.8 metres in height.
 11. Fencing on secondary street frontages to be at least 25% transparent, have a maximum height of 1.8 metres
12. Fencing to be a maximum of 1.8m high to all side and rear boundaries.
- Building Design:**
 13. All homes are to have a window or balcony from a habitable room that faces the street and open space.
 14. The Garage cannot be the closest part of the home to the street and must be setback at least 1m behind another part of the home.
 15. Garages are to have a maximum internal width of 7metres and be no greater than 50% of the site frontage for lots greater than 14 metres wide.
 16. A maximum of 1 driveway per dwelling
 17. Refuse bins are to be located behind the building line and screened from view.
- Definitions:**
 a. The secondary frontage of the lot is deemed to be the frontage of the greater dimension or as indicated on the Site Development Plan.
 b. Site cover: the proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outermost projections (excluding eaves) of the building(s) and expressed as a percentage.
- The term does not include:
 any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure, and/or sun shading devices.
- Energex clearance zone**
 Development within the Energex clearance zone must be in accordance with Energex Operational Update Issue C-0020 - 26/10/20 and the Energex Underground Distribution Construction Manual (6229-A4) Section C3 Sub-Sect 1 Sheet 1 which states that the edge of any permissible residential dwelling is a minimum of 4m from Padmounted substation (PMT) enclosures.
- Cusack Lane**
 All future dwellings on lots 2024, 2025, 2030, 2092-2095, 2165-2171 are to be orientated towards Cusack Lane.

PLAN OF DEVELOPMENT TABLE

Frontage / width of lots	12.50m - 13.99m	14.00m - 15.99m	16.00m - 17.99m	18m Plus	Cusack Lane
Front / Primary Frontage	4.5	4.5	4.5	4.5	4.5
Garage	5.5	5.5	5.5	5.5	5.5
Side Setback (m)					
Side Boundary (Level 1)	1	1	1	1	2
Side Boundary (Level 2)	1.5	1.5	2	2	2
Built to Boundary Wall	0	0	0	0	NA
Corner Lots - Secondary Frontage	2	3	3	3	3
Rear Setback (m)					
Rear Boundary	2	2	2	2	2
Park & Open Space	3	3	3	3	3
Other Requirements					
Built to Boundary Wall					
A) maximum length	12m	12m	12m	12m	12m
B) maximum height (Ground Floor Level Only)	3.5m	3.5m	3.5m	3.5m	3.5m
Site Cover (an additional 10% of site cover is allowed for porches, patios, and covered outdoor areas)	60%	60%	50%	50%	50%

Note: All setbacks in metres. Lot widths are based on average lot width

PLAN OF DEVELOPMENT STAGE 2

