

**LOGAN CITY COUNCIL**  
**APPROVED PLAN OF DEVELOPMENT**

This is the approved plan of development for Development Application  
**COM/47/2016/B**

**LOT MIX PERCENTAGES:**

Lot Area	Lot Dimensions:	Stage 1	Stage 2	Stage 3	TOTAL:
350m <sup>2</sup> -383m <sup>2</sup>	10.5-11m x 34.9m; 11.7m x 30m	1 lot	11 lots	0 lots	12 lots ( 7 %)
375m <sup>2</sup> -384m <sup>2</sup>	12.5m x 30-30.7m	14 lots	16 lots	25 lots	55 lots (31 %)
400m <sup>2</sup> -448m <sup>2</sup>	12.5m x 32-34.7m; 14m x 30m	23 lots	16 lots	33 lots	72 lots (40 %)
449m <sup>2</sup> -499m <sup>2</sup>	14-15m x 30-34.4m + Misc. / Corners	14 lots	7 lots	11 lots	32 lots (18 %)
500m <sup>2</sup> + :	Misc. + Large corners	3 lots	2 lots	3 lots	8 lots (4 %)

STAGE TOTAL :                      55 lots    52 lots    72 lots    179 lots

**NOTES:**

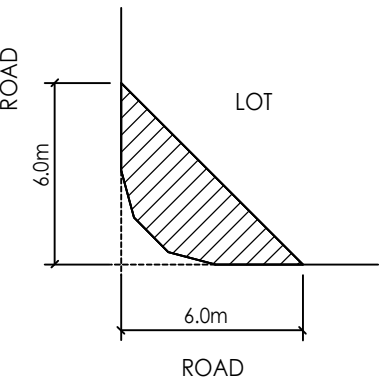
1. Preliminary plan for discussion purposes only. Areas and dimensions are indicative only and subject to survey, lot calculation drawings, detailed engineering / biobasin requirements & vegetation assessment.
2. Design subject to local authority approval.
3. CAD file is sketch only and not to be used for Engineering Detail Design

BUILDING SETBACK PLAN

LOT TYPE		FRONT	SIDE	SIDE ZERO BOUNDARY	REAR	CORNER LOTS SECONDARY FRONTAGE
Standard Type 1 (10-11m frontage)	Ground Floor	4.0	0.9	0.0	2.0	N/A
		4.0 (p)				
		5.5 (g)				
	First Floor	4.0	1.5	1.5	2.0	N/A
		4.0 (p)				
Standard Type 2 (12.5m frontage)	Ground Floor	4.0	1.20	0.0	2.0	N/A
		4.0 (p)				
		5.5 (g)				
	First Floor	4.0	1.8	1.5	2.0	N/A
		4.0 (p)				
Standard Type 3 (14-16m frontage)	Ground Floor	4.0	1.5	0.0	2.0	2.0
		4.0 (p)				
		5.5 (g)				
	First Floor	4.0	2.1	1.5	2.0	2.6
		4.0 (p)				
Bushfire setback Lots 115-122 & 250-259 (Standard Setbacks except for back)	Ground Floor	Standard	Standard	Standard	9.0	Standard
	First Floor	Standard	Standard	Standard	9.0	Standard
Easement setback Lots 209-233 (Standard Setbacks except for back)	Ground Floor	Standard	Standard	Standard	5.0	Standard
	First Floor	Standard	Standard	Standard	5.0	Standard
Easement setback Lots 208 & 234 (Standard Setbacks except for side)	Ground Floor	Standard	5.0	N/A	Standard	Standard
	First Floor	Standard	5.0	N/A	Standard	Standard

Construction of a building on Lots 208 to 244 and Lots 247 to 249 is restricted to single storey only

Special siting requirements  
for corner allotments



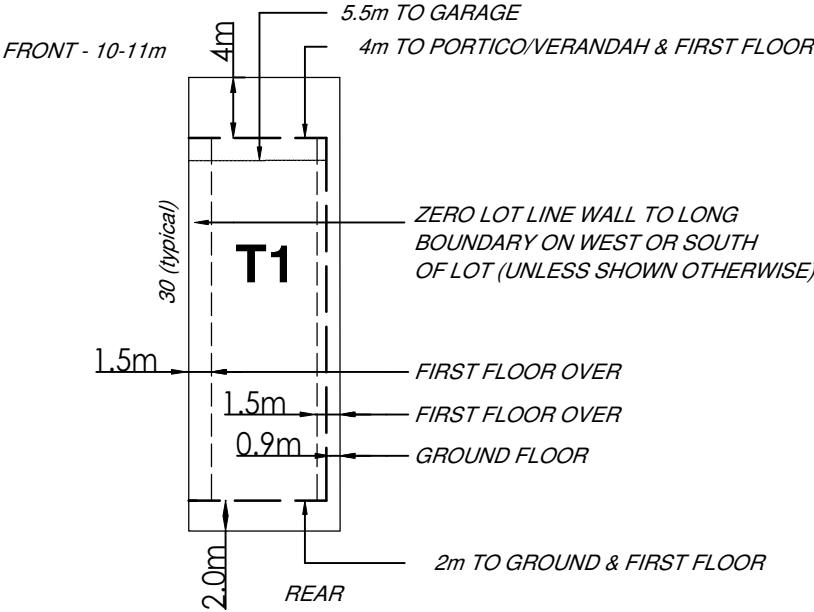
Note: In shaded area  
structures shall not  
exceed 2.0m in height

NOTES

- (i) Boundary clearances shall conform with the relevant sections of Logan Planning Scheme unless otherwise specified or dimensioned on this plan;
- (ii) Zero lot line identified by thick dark line walls built to the zero lot line boundary (ie, 0 - 200mm) and elevations within 0.75m are not to exceed 1.5m in length;
- (iii) Where no dimension indicated, refer to table above. Note all setback dimensions are minimum distance measured to specified point;
- (iv) Where more than one frontage, primary frontage is determined by: a) location of front door, b) postal address;
- (v) Setbacks shown are to be measured to the wall
- (vi) All garages to the secondary frontage of corner lots are required to be minimum of 5.5m from the property boundary to the outermost projection.
- (vii) (p) denotes line of portico / verandah setback  
(g) denotes line of garage setback

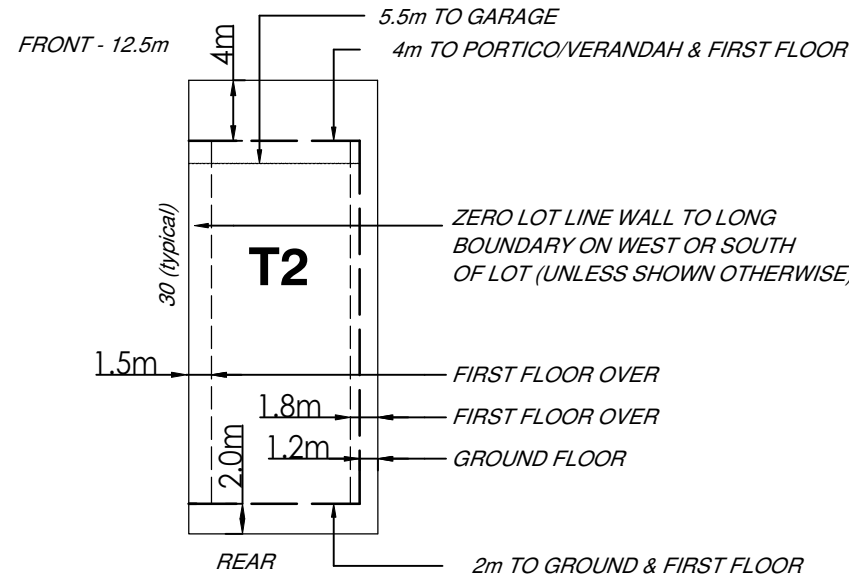
1. Standard Type 1

30-34.4m x  
10-11m



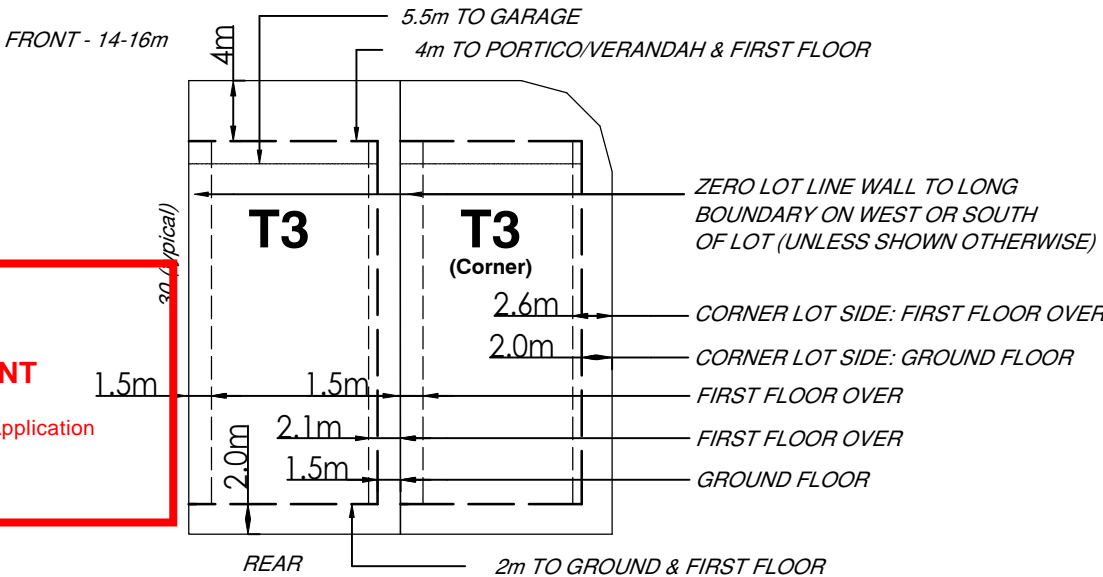
2. Standard Type 2

30-34.4m x  
12.5m

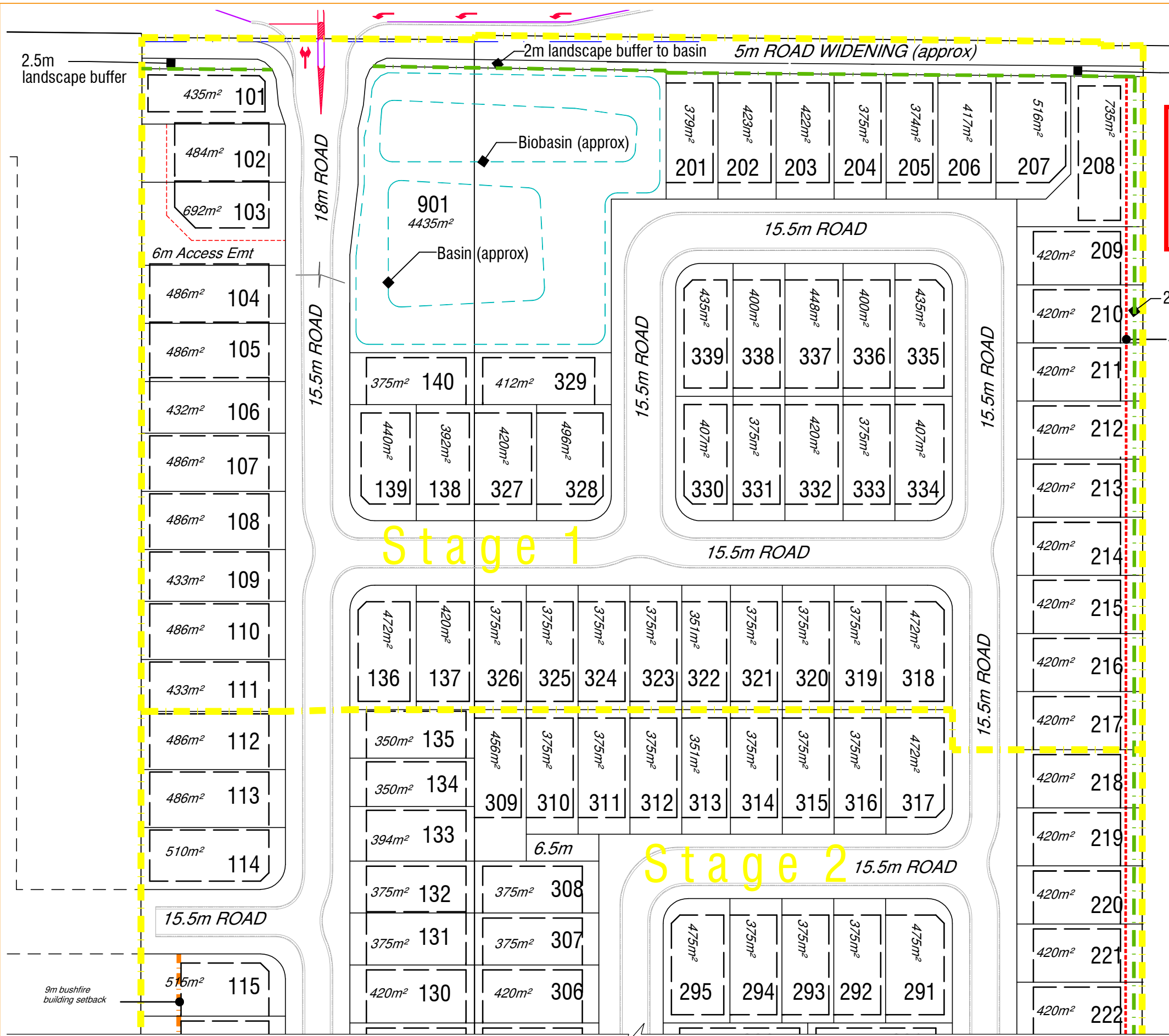


3. Standard Type 3

30-34.4m x  
14-16m



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		5.5 (g)				
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		5.5 (g)				
Standard Type 3 (14-16m frontage)	Ground Floor	4.0	1.5	0.0	2.0	2.0
		4.0 (p)				
		5.5 (g)				
Bushfire setback Lots 115-122 & 250-259 (Standard Setbacks except for back)	Ground Floor	4.0	2.1	1.5	2.0	2.6
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	First Floor	Standard	Standard	Standard	9.0	Standard
Easement setback Lots 208 & 234 (Standard Setbacks except for side)	Ground Floor	Standard	Standard	Standard	5.0	Standard
	First Floor	Standard	Standard	Standard	5.0	Standard

Construction of a building on Lots 208 to 244 and Lots 247 to 249 is restricted to single storey only

**LEGEND**

Building Envelope Line

Zero lot line boundary

0 25 50


SCALE 1:1000 @ A3




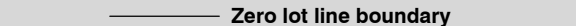
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— 4m easement (sewer & roofwater)

**LEGEND**

 **Building Envelope Line**

 **Zero lot line boundary**



0 25 50

SCALE 1:1000 @ A3