

PLAN OF DEVELOPMENT

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

SETBACK TABLE		
Standard Detached Dwelling		
Boundary	Ground Floor Setbacks (min)	First Floor Setbacks (min)
Front		
• Architectural Extension ¹	3	3
• Wall	4	4
• Garage	5.5	n/a
Side		
• Build to Boundary	0 ²	1.5
• Non Build to Boundary	1	1.5
Rear	1.5	2
Corner Lot Secondary Frontage		
• Architectural Extension ¹	2	2
• Wall	3	3
• Garage	4	n/a

GENERAL NOTES

- Architectural Extension refers to an eave, entry portico, balcony or other similar design feature that is not fully enclosed by walls or windows.
- Build to boundary is limited to 15m or 50% of the building length, whichever is lesser.
- The setback may be increased where a clear zone is required for access as shown on the Building Envelope Plan. No structures or obstructions are permitted in this zone.
- All setbacks shown are minimum and are measured to the building wall.
- Easements over infrastructure may have been shown which may affect setbacks, however purchasers must make their own enquiries into the location of easements on their allotments.
- Eaves protrude into the setback but not protrude over easements.
- Site cover 60% maximum exc. covered open space.
- Private Open Space 16m² / 4m min dimension.
Corner lots - 16m² / 3m min dimension

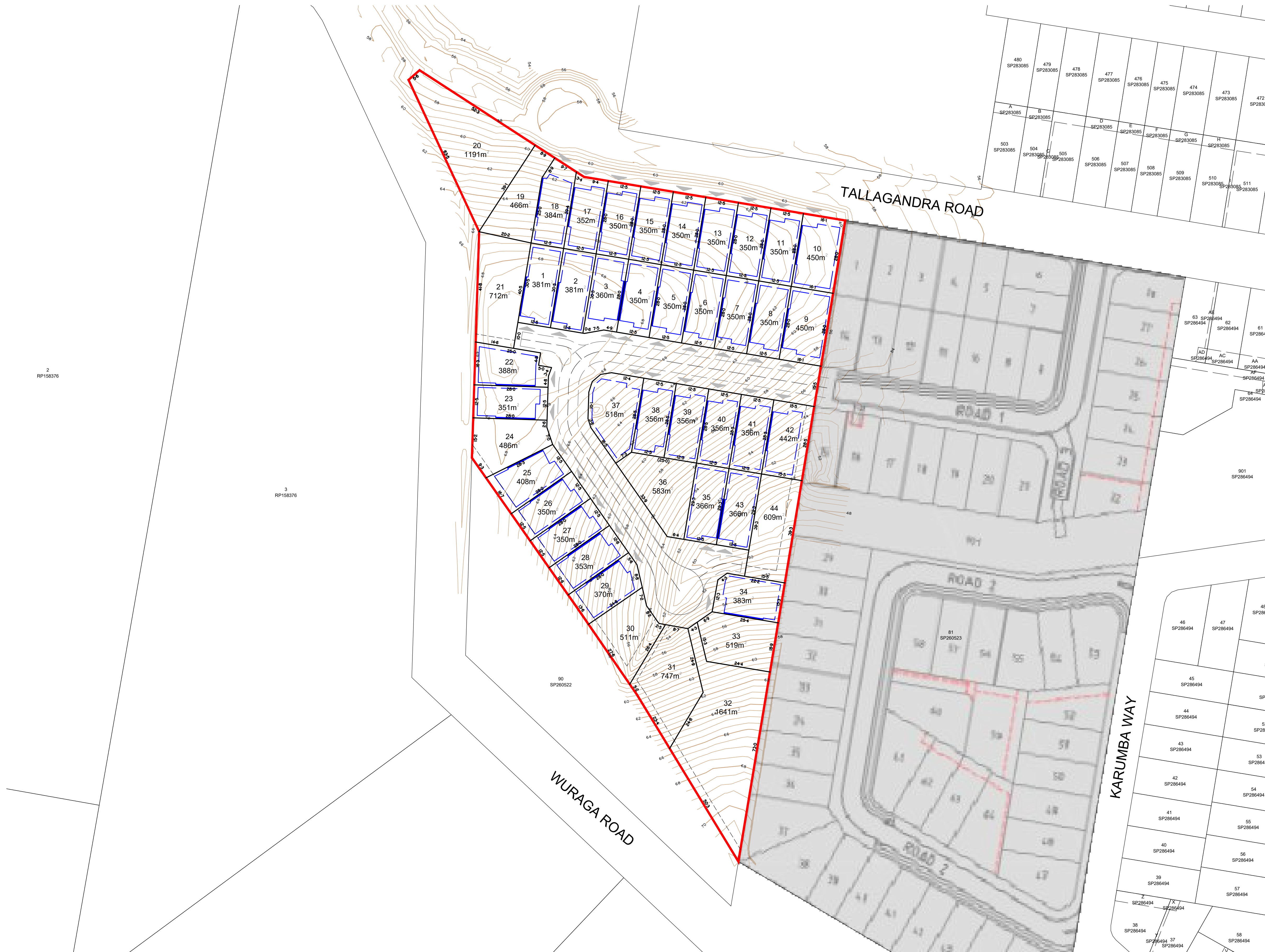
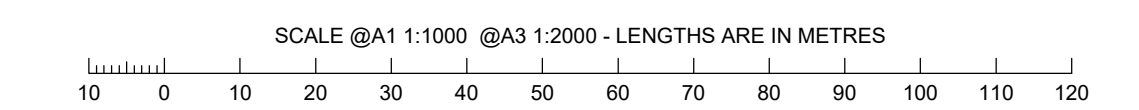
PARKING AND GARAGES:

- Where a garage is provided and faces the street it must be 5.5 meters minimum setback from the front boundary (primary or secondary frontage). This setback does not apply if the garage door does not face the street, the table above applies.
- Two car parks per dwelling, one of which may be in tandem.

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5 interval)
- Indicative Building Envelope
- Built to Boundary Wall
- ▾ Indicative Driveway Location

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
COM/31/2019/A

RP DESCRIPTION: LOT 91 on SP260522



GPF No.8 PTY LTD