

Development Controls

- GENERAL:**
- Only a single private dwelling house may be constructed on any Lot with the exception of Lots 29 & 34 which may have a Dual Occupancy 'Auxiliary Unit' in accordance with the Logan Planning Scheme 2015 version 7.0
 - The Building Setbacks, Built-To-Boundary wall and Indicative Driveway locations illustrated on the Plan Of Development (POD) are subject to any future proposed easements and/or underground services locations.
 - Buildings shall not exceed a maximum height of 8.5m and two (2) storeys, except on allotments where the grade exceeds 15%. On these Lots Buildings may have a maximum height of 10.0m and two (2) storeys.
 - The maximum site coverage for a Building on any Lot shall be 60%.

SITING & SETBACKS:

- All Buildings shall be set back from the allotment boundaries as detailed in the Building Setback Table (Table 1) on the Plan Of Development (POD).
- All Building set backs shall be measured from the relevant boundary to the external wall of the Building.
- Where Built to Boundary is not adopted full setbacks apply
- All elevations are to have a minimum eave overhang of 450mm projected from the outer face of the external walls, excluding Built-To-Boundary and parapet walls. Parapet walls are only permitted to the front elevation of a dwelling and must be in keeping with the design of the dwelling.
- Eaves and auxiliary fixtures such as sun hoods and blinds may protrude into the Building setbacks (excluding Built-To-Boundary walls) by up to a maximum of 600mm providing there is a minimum clearance of 450mm maintained
- From the property boundary to the outer most projection of any such fixture.
- Built-To-Boundary walls shall not extend for more than 9.0m along the length of any boundary and not exceed an average of 3.5m in height above the existing finished ground level (FGL).

PRIVATE OPEN SPACE:

- Each dwelling must be provided with a minimum of 20m² of Private Open Space having a minimum dimension of 3m and be accessible directly from a ground floor living area.
- Where a Dual Occupancy (Auxiliary Unit) is proposed on Lots 29 and/or 34, each dwelling has an outdoor living space of at least 16m² that has a dimension of 4m, is accessible from a living area and a slope of no more than 1 in 10.

PARKING AND ACCESS:

- A minimum of two (2) on-site car parks must be provided on each Lot of which 1 must be in an enclosed garage. The car parks may be in tandem as long as they are contained within the property boundary.
- The garage must be located a minimum of 1.0m behind the front wall of a dwelling constructed on any Lot.
- A maximum of one driveway crossover per Lot is permitted. The maximum width of a driveway crossover shall be 3.5m for a single width garage and 5.5m for a double width garage.
- Where a Dual Occupancy (Auxiliary Unit) is proposed on Lots 29 and/or 34, a minimum of five (5) on-site car parks must be provided, of which two (2) must be covered.

Development Summary

RP Description:	Lot 3 on RP136027
Local Authority:	Logan City Council
Site Area:	2.026 ha
Area of Total Lots:	1,211 ha
Area of New Road:	4768 m ²
Drainage Reserve:	2384 m ²
Existing Lots:	1 Lot
Proposed Additional Lots:	34 Lots
Total Lots:	35 Lots
Lot sizes 300 m ² - 349 m ² :	16 Lots (46%)
Lot sizes 350 m ² - 399 m ² :	11 Lots (31%)
Lot sizes 400 m ² - 600 m ² :	7 Lots (20%)
Drainage Reserve:	1 Lot (3%)
Easements A & B for access and services in favour of Lots 9 & 10.	

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
MCUC/62/2020

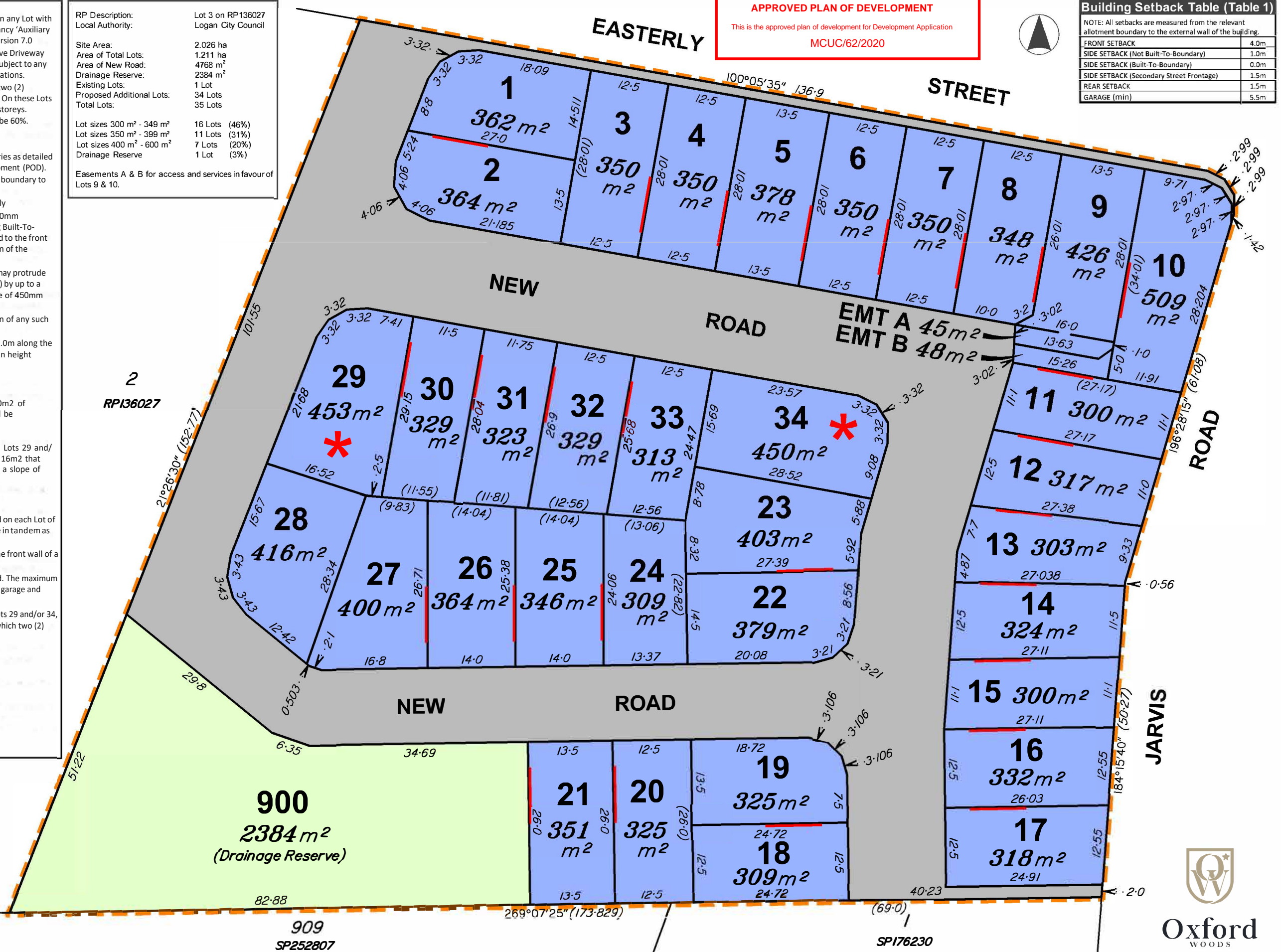
Building Setback Table (Table 1)

NOTE: All setbacks are measured from the relevant allotment boundary to the external wall of the building.

FRONT SETBACK	4.0m
SIDE SETBACK (Not Built-To-Boundary)	1.0m
SIDE SETBACK (Built-To-Boundary)	0.0m
SIDE SETBACK (Secondary Street Frontage)	1.5m
REAR SETBACK	1.5m
GARAGE (min)	5.5m

Legend

- Subject Boundary
- Built to Boundary
- Detached Dwelling Lots
- Drainage Reserve
- Potential Dual Occupancy Lot



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Drawing Ref: S-9904-003-B
 Date: 7 January 2020
 Scale: 1:600 @ A3

 1:600@A3 (Before Reduction)



"Oxford Woods" Estate
 2 Jarvis Road, Waterford
 for Ritz Group & Oxford Heights Pty Ltd