

KEY:

- Stage boundary
- Possible Built to Boundary location
- Preferred Garage Location

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
COM/17/2018/B

ALLOTMENT SETBACK TABLE

* MP1.1 is applicable to lots <450m² and MP1.2 is applicable to lots ≥450m²
 * For corner lots the front boundary is determined to be the boundary with the shortest length

ALLOTMENTS							
Allotment Type		Detached					
Allotment Width		12.50 – 13.99m	14.00 – 14.99m	≥15.00m			
BUILDING ENVELOPE							
		Ground Floor Setbacks (min)	First Floor Setbacks (min)	Ground Floor Setbacks (min)	First Floor Setbacks (min)	Ground Floor Setbacks (min)	First Floor Setbacks (min)
FRONT SETBACKS							
Front Setback (primary frontage)	Habitable room	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
	Garage door	5.0m	N/A	5.0m	N/A	5.0m	N/A
	Projections / porticos	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
REAR SETBACKS							
Rear setback (to habitable room)		QDC MP1.1 or MP1.2 or MP1.3					
SIDE SETBACKS							
Side setback – Built to boundary wall (nominated)		0	QDC MP1.1 or MP1.2	0	QDC MP1.1 or MP1.2	0	QDC MP1.1
Side setback – Non built to boundary wall		QDC MP1.1 or MP1.2 or MP1.3					
Side setback on corner lots		1.5m	2.0m	1.5m	2.0m	1.5m	2.0m
GARAGES, SITE COVER, POS, WALL LENGTHS							
Preferred Garage Location		Along built to boundary wall or otherwise indicated on the Plan of Development.					
Mandatory Garage Type		Double					
Maximum Building Height		Two (2) storeys					
Site Cover		Site coverage does not exceed 60% of the total site area except where covered private open space is proposed, where the total site coverage can be up to 70% of the total site area.					
Private Open Space (POS)		Minimum 16m ² at ground level (min. dimension of 3m).					
Maximum Length of Built to Boundary Wall		Up to 15m in length of 50% of the property boundary length, whichever is greater.					

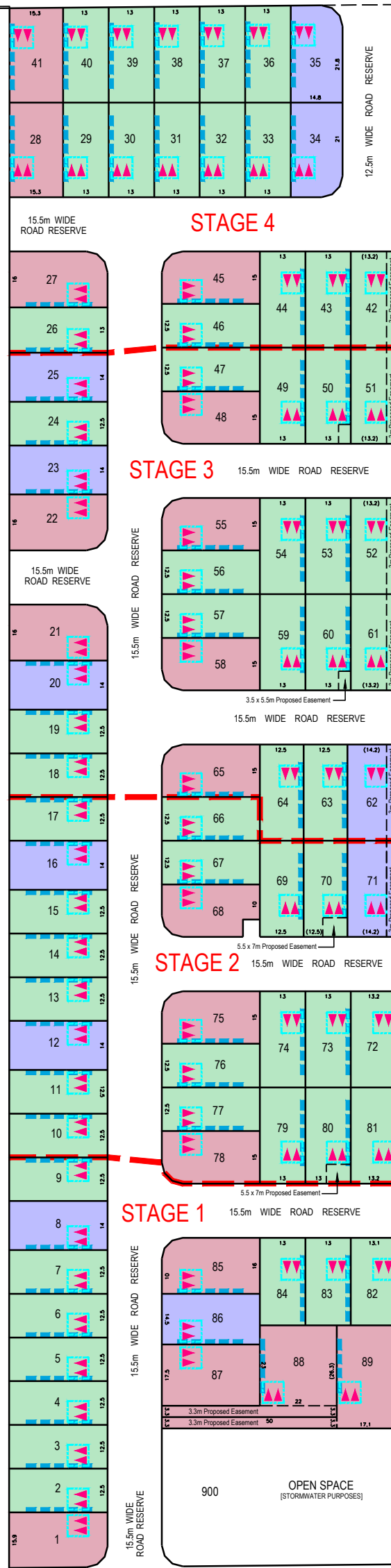
DEVELOPMENT CONTROLS

- Setbacks are as per the Allotment Setback Table unless otherwise illustrated on the Plan of Development.
- Where nominated built to boundary walls are not adopted, side boundary setbacks shall be in accordance with the Allotment Setbacks Table for non-built to boundary walls.
- Setbacks (including rear and side setbacks in the Allotment Setback Table) are to be measured to the wall of the building / structure, which overrides the requirements of QDC. Eaves should not encroach closer than 450mm to the allotment boundary.
- Built to boundary walls:
 - comply with building design and construction requirements under the Building Code of Australia (where two or more dwellings are constructed at the same time, they may share a common boundary wall); and
 - contain no windows or openings to the built to boundary side.
- Where recessed features walls are proposed, the protruded external wall can transcend the required minimum side setback to the primary wall, where the external projected wall is:
 - windowless;
 - is a maximum 2.4m wide; and
 - no projecting further than the roof eave.
- Each dwelling sited on an allotment is to provide sufficient distinction in design and materials, such as to be clearly distinguishable from a neighbouring dwelling and thereby create an individual and recognisable street address.
- Driveways are to have a minimum setback of 0.5m from the side boundary.
- Where a dwelling located within 2.0m of another dwelling, the windows of habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening, such as:
 - fixed obscured glazing in any part of the window below 1.5m above floor level; or
 - fixed external screens; or
 - sill heights of 1.5m above floor level; or
 - in the case of screening for a ground level, fencing to a height of 1.5m above ground level.
- Where a dual occupancy (auxiliary unit) is proposed, provide 2 car parking spaces per dwelling.
- All dual occupancy (auxiliary units) are to be in accordance with the QDC MP1.3 and the acceptable outcomes of the Dual Occupancy and Dwelling House Code within the Logan Planning Scheme 2015.

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EAST BEAUMONT ROAD



14
RPI35029

16
RPI35029

KOPLICK ROAD

CLIENT Koplick Developments Pty Ltd	
Level Datum AHD	Date 27 MAY 2021
Level Origin	Surveyed RPS GC
LiDAR Survey	Drafted BJB
Local Authority	Data Origin
GOLD COAST CITY	144169 Bdy (2021-05-24) Overall

PLAN OF DEVELOPMENT

Lots 1 - 89 & 900
 over Lots 100 & 101 on SP181808 & Lot 15 on RP899708

Koplick Road, Park Ridge

SCALE: 1:1500 (A3)

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 ABN 44 140 292 762

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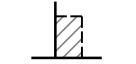
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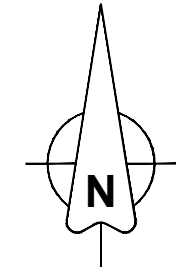
Plan Ref: **144169-POD-3c**

Sheet
1 of 1

KEY:

-  LiDAR contours are at 0.5m intervals
-  Stage boundary
-  Temporary turn-around Easement (5.5 x 3.5m / 5.5 x 7.0m)

DEVELOPMENT SUMMARY					
LOT CATEGORIES	STAGE 1	STAGE 2	STAGE 3	STAGE 4	TOTALS
	 325 - 374m ²	10	18	17	15
 375 - 399m ²	1	4	4	1	10
 400 - 424m ²	1	2	4	4	11
 425m ² +	5	-	2	1	8
TOTALS	17	24	27	21	89
 OPEN SPACE (STORMWATER)	2621m ²	-	-	-	2621m ²
AREA OF ROAD	3046m ²	2667m ²	4551m ²	3047m ²	1.331 ha
AVERAGE LOT SIZE377m ²				
TOTAL AREA (DEED)	4.953 ha				



LOGAN CITY COUNCIL

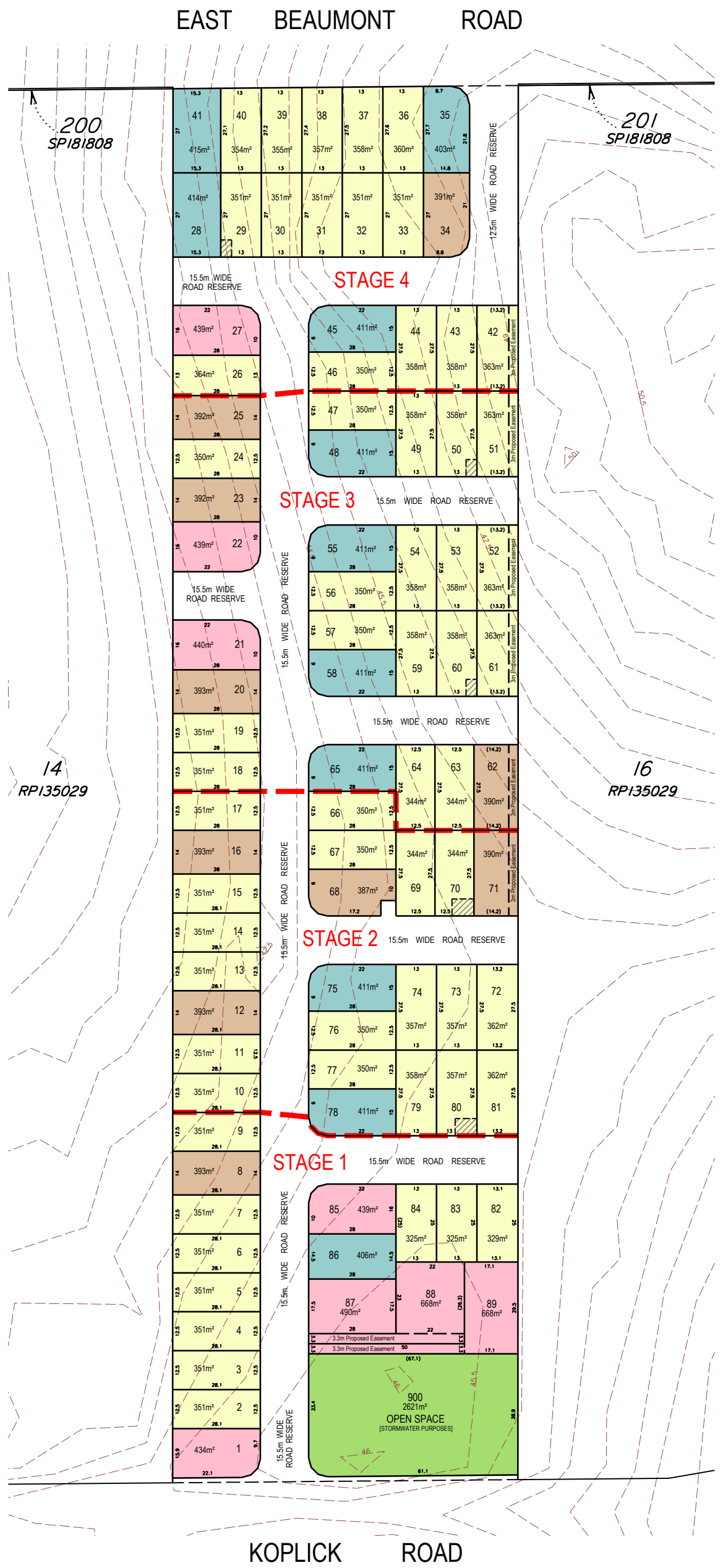
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IMPORTANT NOTE

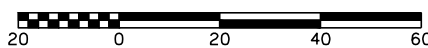
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CLIENT		PLAN	
Koplick Developments Pty Ltd		SUBDIVISION PROPOSAL	
Level Datum AHD	Date	27 MAY 2021	
Level Origin	Surveyed	RPS GC	
LiDAR Survey	Drafted	BJB	
Local Authority	Data Origin	CS120	
GOLD COAST CITY	144169 Bdy (2021-05-24) Overall	SCALE: 1:1500 (A3)	

Lots 1 - 89 & 900
over Lots 100 & 101 on SP181808 & Lot 15 on RP899708

Koplick Road, Park Ridge





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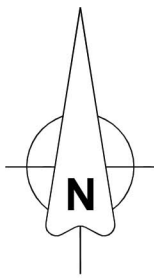
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Plan Ref: **144169-PP-2c** Sheet 1 of 1

KEY:

-  LIDAR contours are at 0.5m intervals
-  Stage boundary
-  Temporary turn-around Easement (5.5 x 3.5m)

DEVELOPMENT SUMMARY					
LOT CATEGORIES	STAGE 1	STAGE 2	STAGE 3	STAGE 4	TOTALS
	 350 - 374m ²	10	19	18	17
 375 - 399m ²	1	2	3	-	6
 400 - 424m ²	1	3	4	1	9
 425m ² +	5	-	2	3	10
TOTALS	17	24	27	21	89
 OPEN SPACE (STORMWATER)	2170m ²	-	-	-	2170m ²
AREA OF ROAD	3866m ²	2667m ²	4551m ²	3047m ²	1.413 ha
AVERAGE LOT SIZE373m ²				
TOTAL AREA (DEED)	4.953 ha				



Plan to be amended to be consistent with Subdivision proposal plan and Plan of development in this approval

As amended in red 22 October 2020

KEY

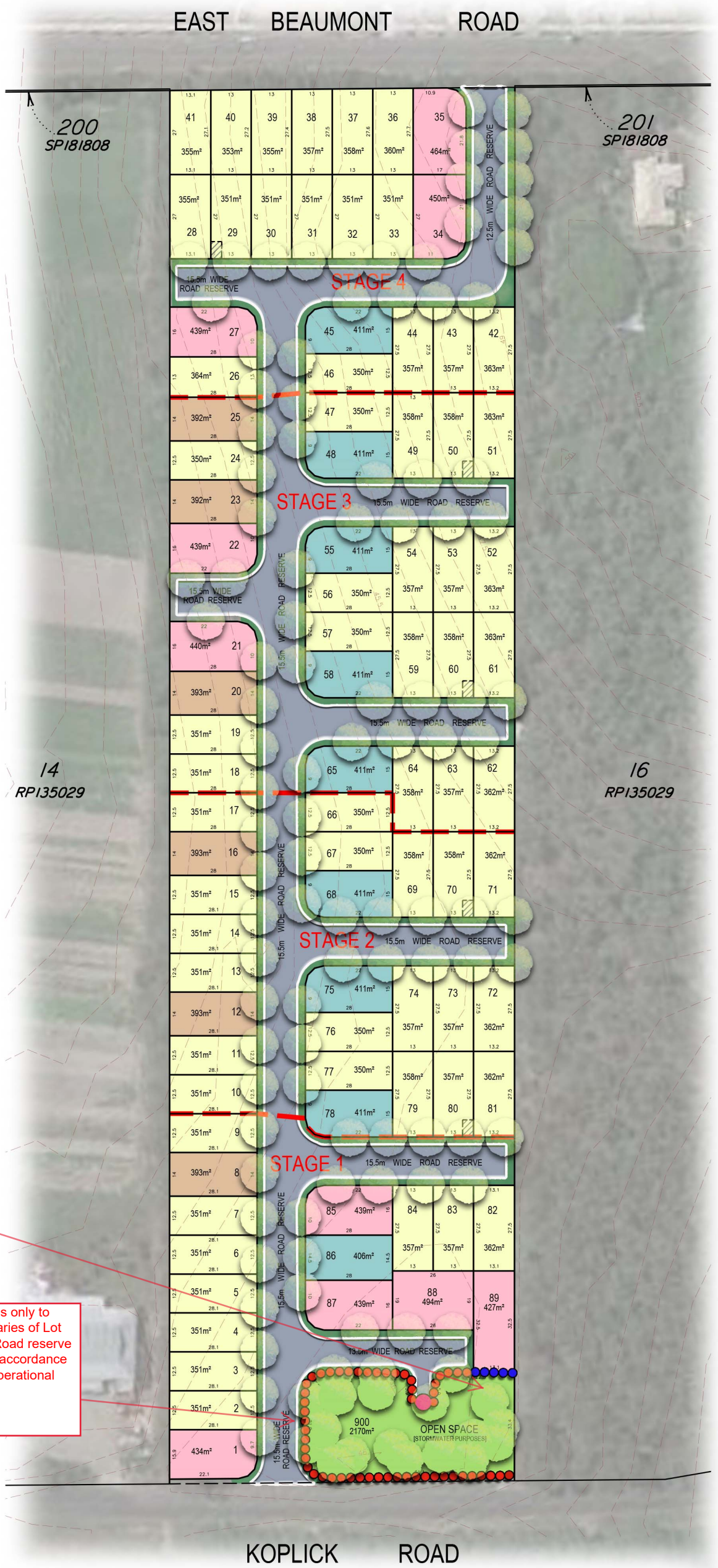
-  Bollards
-  Transparency fence
-  Vehicular Access (LCC Standard Lockrail)

Transparency fence along length of southern boundary of Lot 88 and 89

Bollards only to boundaries of Lot 99 and in road reserve and in accordance with Operational works


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CLIENT Resisites Development Pty Ltd	
Level Datum	AHD
Date	4 MAY 2018
Level Origin	Surveyed RPS GC
LiDAR Survey	Drafted BJB
Local Authority	Data Origin CS/CCAD
GOLD COAST CITY	138567 Bdy (2018-05-02)

PLAN STATEMENT OF LANDSCAPE INTENT
Lots 1 - 89 & 900 over Lots 100 & 101 on SP181808 & Lot 15 on RP899708 Kopllick Road, Park Ridge
SCALE: 1:1500 (A3)



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