


Material Change of Use - Low Density Residential Zone (Suburban Precinct)

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house	Accepted development (subject to requirements)	Approved Zoning Plan and associated provisions 9.3.1 Dual occupancy and Dwelling house code
	Code assessment	
	Where on a lot with a frontage of equal to or less than 10.5m and not constructed in conjunction with the neighbouring dwelling house. If not accepted development (subject to requirements)	Approved Zoning Plan and associated provisions 9.3.1 Dual occupancy and Dwelling house code
Dual occupancy (Auxiliary unit)	Accepted development (subject to requirements)	Approved Zoning Plan and associated provisions 9.3.1 Dual occupancy and Dwelling house code
	Code assessment	
	If not accepted development (subject to requirements) and lodged in conjunction with a Reconfiguring a lot application where: - On a lot that is 450m ² or greater; and - Where fronting a road, has a minimum frontage of 15m.	Approved Zoning Plan and associated provisions 9.3.1 Dual occupancy and Dwelling house code
	Impact assessment	
	If not accepted development (subject to requirements) or Code assessable development	Approved Zoning Plan and associated provisions The planning scheme
Dual occupancy	Accepted development (subject to requirements)	
	If - a) On a corner lot or dual road lot, the net density does not exceed 28.5 equivalent dwellings per hectare; or b) If not on a corner lot or dual road lot, the net density does not exceed 20 equivalent dwellings per hectare. Note - to determine the net density, divide the number of equivalent dwellings by the site area in m ² , and multiply by 10,000. Equivalent dwellings are defined in Schedule 1 of the Logan Planning Scheme 2015 Version 5.1.	Approved Zoning Plan and associated provisions 6.2.5 Low density residential zone code 9.3.1 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not accepted development (subject to requirements) or Code assessable development	Approved Zoning Plan and associated provisions The planning scheme
Childcare Centre	Code assessment	
	Where in a location shown on the approved Zoning Plan as 'Future Centre'	Approved Zoning Plan and associated provisions 6.2.5 Low density residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not Code assessable development	Approved Zoning Plan and associated provisions The planning scheme
Sales Office	Accepted development (subject to requirements)	
		Approved Zoning Plan and associated provisions 9.3.6 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

Material Change of Use - Recreation and open space zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales Office	Code assessment	
	Where on a lot yet to be dedicated to Council as open space	Approved Zoning Plan and associated provisions 9.3.6 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not Code assessable development	Approved Zoning Plan and associated provisions The planning scheme

LOGAN CITY COUNCIL
APPROVED DOCUMENT
This is an approved document for Development Application
COM/4/2018/A


PROJECT Central Park Ridge Masterplan		CLIENT Golden Gate Property		 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au	
Job Ref. 136372 Date 11 September 2018	Comp By. WNW DWG Name. 136372- App 1	Plan of Development Notes Page 1 of 3			
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Reconfiguring a Lot

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Recreation and open space	Code assessment	
	Where not for the purposes of the development of residential lots	Approved Zoning Plan and associated provisions 8.2.2 Biodiversity areas overlay code 8.2.3 Bushfire hazard overlay code 8.2.5 Flood hazard overlay code 8.2.8 Landslide hazard and steep slope area overlay code 8.2.12 Waterway corridors and wetlands overlay code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not Code assessable development	Approved Zoning Plan and associated provisions The planning scheme
Environmental management and conservation	Code assessment	
	Where not for the purpose of the development of residential lots	Approved Zoning Plan and associated provisions 8.2.2 Biodiversity areas overlay code 8.2.3 Bushfire hazard overlay code 8.2.5 Flood hazard overlay code 8.2.8 Landslide hazard and steep slope area overlay code 8.2.12 Waterway corridors and wetlands overlay code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not Code assessable development	Approved Zoning Plan and associated provisions The planning scheme
Low Density Residential Zone (Suburban Precinct)	Code assessment	
	Where: - The overall density of the site does not exceed 20 dwellings per hectare; - The number of residential lots less than 350m ² is consistent with the Allotment Breakdown identified on the Plan of Development Notes Page 3 of 3; - No more than two lots in a row are less than 350m ² (excluding terrace allotments); and - Terrace allotments are provided directly opposite a lot to be dedicated to Council as open space or park.	Approved Zoning Plan and associated provisions 8.2.2 Biodiversity areas overlay code 8.2.3 Bushfire hazard overlay code 8.2.5 Flood hazard overlay code 8.2.8 Landslide hazard and steep slope area overlay code 8.2.12 Waterway corridors and wetlands overlay code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not Code assessable development	Approved Zoning Plan and associated provisions The planning scheme

Notes:

- The Approved Zoning Plan and associated provisions include the Zoning Plan, Development Control Notes and Plan of Development Table.
- Where land use not listed above, category of development and assessment is as per Logan Planning Scheme 2015 Version 5.1.
- Definitions are as per Logan Planning Scheme 2015 Version 5.1
- For the purposes of determining Categories of Development and Assessment, refer to the Zoning Plan for the full extent of all zones.
- Where overlay codes are identified as Assessment Benchmarks for assessable development and requirements for accepted development, the overlay codes applicable to the Planning Scheme in effect at the time of lodgement of future applications applies, with the exception of the following:
 - Biodiversity areas overlay code, where compliant with the executed infrastructure agreement titled, 'COM/4/2018 Infrastructure Agreement (Vegetation Clearing) 2018 or in accordance with Table 5.10.2.1.1 to Table 5.10.2.1.5 of the Biodiversity areas overlay table of assessment (Table 5.2.10.2.1 - Biodiversity areas overlay map OM-02.00) of the Planning Scheme;
 - Bushfire hazard overlay code, where compliant with the approved related Bushfire Hazard and Management Plan;
 - Flood hazard overlay code, where compliant with the approved Site Based Stormwater Management Plan; and
 - Waterway corridors and wetlands overlay code, where compliant with the approved Concept Rehabilitation Plans (District Park Only).

<p>PROJECT</p> <p align="center">Central Park Ridge Masterplan</p>	<p>CLIENT</p> <p align="center">Golden Gate Property</p>		<p>RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762</p> <p>Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006</p> <p>T+61 7 3124 9300 F+61 7 3124 9399 W rpsgroup.com.au</p>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Job Ref. 136372</td> <td>Date 11 September 2018</td> </tr> <tr> <td>Comp By. WNW</td> <td>DWG Name. 136372- App 1</td> </tr> <tr> <td>Checked By. BC</td> <td>Locality Park Ridge</td> </tr> </table>	Job Ref. 136372	Date 11 September 2018	Comp By. WNW	DWG Name. 136372- App 1	Checked By. BC	Locality Park Ridge	<p>Plan of Development Notes Page 2 of 3</p>	<p>Scale</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Sheet A3</td> <td style="width: 25%;">Plan Ref 136372 - 15</td> <td style="width: 25%;">Rev G</td> </tr> </table>	Sheet A3	Plan Ref 136372 - 15	Rev G
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Development Control Notes

General

- All development is to be undertaken in accordance with the Development Approval.
- The provision of the Plan of Development Notes override the provisions of the Dual occupancy and Dwelling house code to the extent of any inconsistencies.

Setbacks

- Built to Boundary walls are to be for non-habitable spaces only, except where on a Terrace Allotment and the location of the Built to Boundary wall adjoins a Terrace Allotment.
- Built to Boundary walls are to have a maximum length of 9 metres and a maximum height of 4.5m except for Terrace Allotments.
- Built to Boundary walls for Terrace Allotments shall be no more than 85% of the length of the boundary and may be higher than 3.5 metres where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.

Outdoor Living Space

- Private outdoor living space, must:
 - Be provided for each Terrace Allotment and Town Home Allotment; and
 - Have an area not less than 16m² with a minimum dimension of 4.0m or have an area not less than 20m² with a minimum dimension of 3.5m; and
 - Include at least a portion that is covered / protected from the elements.

Buildings facing a park or more than one street

- Dwellings on lots with more than one frontage to a public right of way (including a road, laneways, bikeways, public footpath or the like) must address all public frontages.
- Where addressing a secondary frontage, the dwelling must be designed to include a combination of finishes, windows, glazing and openings to avoid back of house design issues and to facilitate casual surveillance.
- Where adjoining an urban collector road, a dwelling must be orientated towards the urban collector, with front doors for all dwellings to address this frontage.

Nominated Road Frontage

- Nominated road frontage means the road frontage that contains vehicular access, unless nominated on a Plan of Subdivision or for a Terrace Allotment.
- Where a Terrace Allotment, the nominated road frontage is the road that is adjacent to a lot that is intended/has been dedicated to Council as open space or park.

Terrace Allotments

- Where Terrace Allotments adjoin a laneway, vehicular access must be obtained from the laneway and not via a higher order road.
- Where Terrace Allotments adjoin a laneway, front doors for all dwellings must address the nominated road frontage.

Town Home Allotments (16m x 16m allotment)

- QDC requirements for a 9m by 9m truncation at the corner of the 2 road frontages is not applicable.

Dual Occupancy Dwellings

Dual Occupancy (Auxiliary Unit)

- Dwellings are consistent with the requirements of QDC MP1.3 unless notated on a Plan of Subdivision.

Dual Occupancy


- Dwellings are consistent with the requirements of QDC MP1.3.

Plan of Development Table	Terrace Allotments (<10.5m frontage)		Premium Villa Allotments (10.5m – 13.99m frontage)		Courtyard Allotments (14m – 15.99m frontage)		Premium Courtyard Allotments (≥16m frontage)		Town Home Allotments (16m x 16m allotment)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback (minimum)										
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Single Garage	4.9m	n/a	4.9m	n/a	4.9m	n/a	4.9m	n/a	4.9m	n/a
Double Garage	3.0m	n/a	3.0m	n/a	3.0m	n/a	3.0m	n/a	3.0m	n/a
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Side Setback (minimum)										
Built to Boundary	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No
	Mandatory for one side, where adjoining Terrace Allotment. Optional on alternate side where adjoining Terrace Allotment.		Optional on 1 side boundary for non-habitable use		Optional on 1 side boundary for non-habitable use		Optional on 1 side boundary for non-habitable use		Optional on 1 side boundary for non-habitable use	
Non Built to Boundary	As per QDC MP1.1 & MP1.2									
Rear Setback (minimum)	As per QDC MP1.1 & MP1.2									
Rear	As per QDC MP1.1 & MP1.2									
Rear where serviced by Laneway	0.5m	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setback to Collector Road	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Site Coverage (maximum)	80%		70%		60%		60%		60%	

This table applies to Dwelling houses only. Setbacks for Dual occupancy (auxiliary unit) should be as per QDC MP1.3 unless notated on a Plan of Subdivision. Setbacks for Dual occupancy should be as per QDC MP1.3.

Allotment Breakdown

Allotment Depth	Typical Area	Overall Maximum	
Town Home Allotments (16m Wide)			
16m Deep Allotments	256 m ²	10	1.7%
Sub Total		10	1.7%
Terrace Allotments (7.5m - 9.5m Wide)			
28m Deep Allotments	238 m ²	41	6.8%
Sub Total		41	6.8%
Premium Villa Allotments (12.5m Wide)			
25m Deep Allotments	312 m ²	37	6.2%
Sub Total		37	6.2%
Total Allotments (Overall)		88	14.7%

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