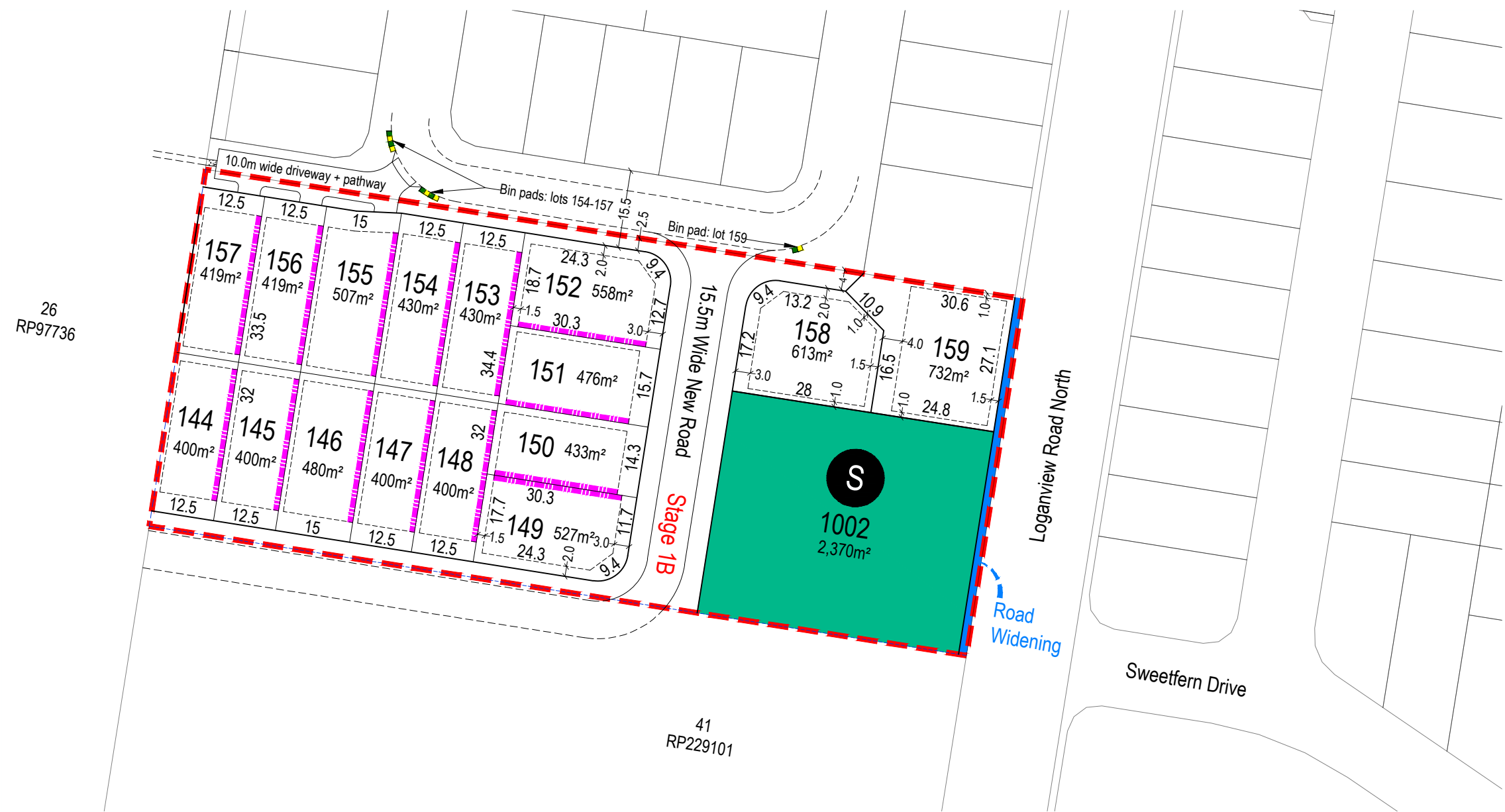


## Attachment E | Plan of Development

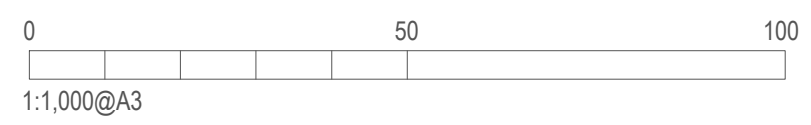
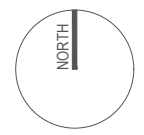


LEGEND

Site boundary	
Existing lot boundaries	
Stormwater Treatment	
Bin pads	
Pathway	

BLE LEGEND

Optional Built to Boundary Wall	
Building Location Envelope (BLE) extent	
BLE setback dimension (metres)	



CLIENT

PROJECT  
**PLAN OF DEVELOPMENT**  
 260-266 Loganview Road North,  
 Logan Reserve  
 Lot 42 on RP229101

AMENDMENTS:	DATE:
A Original	08.04.2026
B	
C	
D	
E	
F	
G	
H	

DESIGNED: KS	DATE: 08.04.2026
DRAWN: KS	DATE: 08.04.2026
SCALE: 1:1,000 @ A3	1 of 2

IMPORTANT NOTES:

This note is an integral part of this plan. This plan may not be reproduced without this note.

This plan was prepared for a Development Application. This plan should not be used for any other purposes.

This plan remains subject to, but not limited to, authority approval, detail design and final survey.

The total number of lots shown on this plan is approximate only.

No relevance should be placed on the information on this plan for any financial dealings involving the land.

Copyright © Colliers International Engineering & Design Pty Ltd (08.04.2026)

Cadastral Boundaries:  
 DCDB © State of Queensland (Department of Natural Resources and Mines) 2020+2024



DRAWING NUMBER: <b>20-0136-PD4</b>	ISSUE: <b>A</b>
---------------------------------------	--------------------

**DEVELOPMENT CONTROL PLAN TABLE:**

The Development Control Table is only applicable for Assessable Development (subject to requirements) and Code Assessable Development.

Frontage / width of lots	Lot Type			
	10.0-11.99m	12.0-13.99m	14.0-15.99m	16.0m+
<b>Front Setback (m)</b>				
Front / Primary Frontage	3.0	4.0	4.0	4.0
Garage	5.4	5.4	5.4	5.4
<b>Side Setback</b>				
Side Boundary (1st Storey)	0.75	1.0	1.0	1.0
Side Boundary (2nd Storey)	1.0	1.5	1.5	1.5
Built to Boundary Wall	0.0	0.0	0.0	0.0
Corner Lots - Secondary Frontage	n/a	2.0	2.0	2.0
<b>Rear Setbacks (m)</b>				
Rear (1st Storey)	0.75	1.5	1.5	1.5
Rear (2nd Storey)	1.0	1.5	1.5	1.5
<b>Other requirements</b>				
Built to Boundary:				
a) Maximum length	9.0	9.0	9.0	9.0
b) Maximum height of				
Built to Boundary walls - 1st Storey Only	3.5	3.5	3.5	3.5
Site Cover:				
an additional 10% of the site cover is allowed for patios, and covered outdoor areas	60%	55%	55%	50%
<b>Note: All setbacks are in metres</b>				

**DEVELOPMENT NOTES:**

<p><b>General:</b></p> <p>1. Housing is to be undertaken in accordance with this Plan of Development and the relevant code contained in Council's Planning Scheme current at the time of lodgment of the is Development Application. Where a conflict exists between the approved Plan of Development and the relevant code the plan of development prevails.</p> <p><b>Height</b></p> <p>2. The maximum height of buildings shall be 8.5m to the peak of the roof.</p> <p><b>Setbacks:</b></p> <p>3. Setbacks are as per the Development Control Plan Table unless otherwise specified on the plan.</p> <p>4. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Development Control Table.</p> <p>5. Where a built to boundary wall could be built adjoining one on the neighbouring lot then the wall has to be setback a maximum of 50mm. The maximum 100mm gap between the adjoining zero lot line walls is to be covered with a fence post, timber batten or capping.</p> <p>6. <b>Setbacks are measured to the outermost projection.</b></p> <p><b>Parking:</b></p> <p>7. Provide two (2) car spaces per dwelling of which at least one is covered.</p> <p><b>Private Open Space:</b></p> <p>8. Dwellings with their main living areas located at ground level must have a minimum area of private open space consisting of least 25m<sup>2</sup> and a minimum dimension of 4m, preferably accessible from the main living area.</p> <p>9. Dwellings with their main living areas located above ground level must have a minimum area of private open space, in the form of a balcony, consisting of at least 15m<sup>2</sup> and having a minimum dimension of 2.5m</p> <p>10. Patios and covered outdoor living or recreation areas area included in the above private open space requirements.</p> <p><b>Fencing:</b></p> <p>11. Fencing to the primary street frontage to be at least 50% transparent and not to exceed 1.2m metres in height.</p> <p>12. Fencing to public open space to be at least 50% transparent and not to exceed 1.8 metres in height.</p> <p>13. Fencing on secondary street frontage (excluding lane ways) to be at least 25% transparent, and maximum 1.8 metres in height.</p> <p>14. Fencing to be a maximum of 1.8m in height to all side and rear boundaries.</p> <p>15. The homes area to have a window or balcony from a habitable room that faces the street and open space.</p> <p>16. No more than three (3) houses in a row (sequence) are positioned on the same building setback. Where building setbacks variation is required, the setback difference between any two (2) adjoining houses shall be a minimum of 1.0m.</p> <p>17. The garage cannot be the closest part of the home to the street and must be setback at least 1.0m behind another part of the home.</p> <p>18. Refuse bins area to the located behind the building line and screened from view.</p> <p><b>Secondary Frontage:</b></p> <p>19. The secondary frontage of the lot is deemed to be the frontage of the greater dimension or as indicated on the Plan of Development.</p> <p><b>Impact Assessable Development:</b></p> <p>20. All Impact Assessable Development applications are subject to the setback provisions of the Emerging Community Zone or applicable zone at the time of the application being lodged.</p>
--

CLIENT



PROJECT

**PLAN OF DEVELOPMENT**

260-266 Loganview Road North,  
Logan Reserve

Lot 42 on RP229101

AMENDMENTS:	DATE:
A Original	08.04.2026
B	
C	
D	
E	
F	
G	
H	
DESIGNED: KS	DATE: 08.04.2026
DRAWN: KS	DATE: 08.04.2026
SCALE: nts	2 of 2

**IMPORTANT NOTES:**

This note is an integral part of this plan. This plan may not be reproduced without this note.

This plan was prepared for a Development Application. This plan should not be used for any other purposes.

This plan remains subject to, but not limited to, authority approval, detail design and final survey.

The total number of lots shown on this plan is approximate only.

No relevance should be placed on the information on this plan for any financial dealings involving the land.

Copyright © Colliers International Engineering & Design Pty Ltd (08.04.2026)

Cadastral Boundaries:  
DCDB © State of Queensland (Department of Natural Resources and Mines) 2020+2024



DRAWING NUMBER: <b>20-0136-PD4</b>	ISSUE: <b>A</b>
---------------------------------------	--------------------