

BUILDING CONTROLS

1. Definitions

- 1.1. Dwelling Site – The area of land that is available for rent under a site agreement, as defined under the Manufactured Homes (Residential Parks) Act 2003.
- 1.2. All of the use and administrative definitions referred to below are as per the *Logan Planning Scheme 2015* definitions.

2. Dwelling Size

- 2.1. Dwellings must not exceed a maximum of 3 bedrooms.

3. Building Height

- 3.1. Maximum 1 Storey and 6.0 metres above ground level

4. Site Cover

- 4.1. The maximum site cover of a Dwelling is 70% of the Dwelling Site.

5. Setbacks

- 5.1. Setbacks are to be measured from the wall of the Dwelling.
- 5.2. Setbacks are to be measured horizontally from the vertical projection of the Dwelling Site boundary to the wall or columns which support structures, unless otherwise stated.
- 5.3. All building setbacks are to be in accordance with *Table 1: Setbacks to Dwelling*.

Table 1: Setbacks to Dwelling

Setback	Building Element	Minimum Setback
Front	Single Garage	3.0 metres
	Double Garage	2.0 metres
	Wall, Roofed Patios and Support Columns	2.0 metres
Side	Built to Boundary	0 metres
	Non-built to boundary	1.0 metre
	Secondary frontage	1.5 metres
Rear	Wall	1.5 metres
	Roofed Patios & Support Columns	0.45 metres

6. Built to Boundary Walls

- 6.1. Built to boundary walls must only be for non-habitable rooms and built to the garage side boundary on the Dwelling Site. However, this requirement is not mandatory.
- 6.2. Built to boundary walls must not have any openings or windows, except where located on a boundary that will not be adjacent to another Dwelling Site.
- 6.3. Built to boundary walls are to be in accordance with the relevant Queensland Development Code (QDC) requirements.
- 6.4. No two built to boundary walls are permitted on the same boundary.

7. Parking

- 7.1. Minimum 2 car spaces per dwelling, at least 1 of which is to be undercover.

8. Fencing

- 8.1. Boundary fencing is to be a maximum of 1.8 metres in height.
- 8.2. Solid fencing between Dwelling Sites shall not extend forward of the front building line, however, transparent fencing is permitted.

9. Private Open Space

- 9.1. Private open space shall be located with direct access from the principal living area of the Dwelling.
- 9.2. Private open space shall have a minimum dimension of 3.0 metres (including undercover areas).

10. Identification

- 10.1. Each Dwelling is to have property identification numbers that are clearly identifiable from an accessway or a road.

LOGAN CITY COUNCIL

APPROVED DOCUMENT

This is an approved document for Development Application

MCUI/12/2023