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AUTOMATED TOWN PLANNING PROPERTY REPORTS

Property Report

4/202-206 Fryar road, EAGLEBY, 4207

Report generated July 15 2026

Find out the development potential of any property with the click of a button.
Search your property at www.PropertEASE.com.au

Property Overview

4/202-206 Fryar road, EAGLEBY, 4207



Property snapshot

ADDRESS
4/202-206 Fryar road, EAGLEBY, 4207

PLANNING SCHEME
Logan Planning Scheme (v9.2)

NEIGHBOURHOOD PLAN + PRECINCT
N/A

PROPERTY DIMENSIONS
Total Area: 93.77 sqm
Frontage: 0 m

LOCAL COUNCIL
Logan City Council

ZONING
Low Density Residential - Suburban Precinct

MAXIMUM PRESCRIBED HEIGHT
N/A
and **8.5M** above natural ground level

SUBDIVISION OPPORTUNITIES
N/A

MULTIPLE DWELLING OPPORTUNITIES
Your site requires further investigation to determine its subdivision and/or multiple dwelling development potential - try looking through this report for more information

POTENTIAL CAUTIONS
Acid Sulfate Soils Overlay
Residential Overlay

Development Potential

4/202-206 Fryar road, EAGLEBY, 4207

Wanting to Subdivide the property?

Subdivision Opportunities

N/A x Lots

Minimum Lot Size and Frontage Required
400sqm and 12.5m frontage

Minimum Rear Lot Size Required
500sqm

Wanting to build townhouses or apartments?

Multiple Dwelling Opportunities

Your site requires further investigation to determine its subdivision and/or multiple dwelling development potential - try looking through this report for more information

Minimum Lot Size and Frontage Required for unit development

N/A

Dual occupancy developments can be supported on lots that area larger than 700m2 in size.

How high can you build on this property?

Maximum Prescribed Height

N/A

and 8.5m above Natural Ground Level

10m is allowable where the slope is greater than 15%.

Maximum Height Prescribed
8.5m above Natural Ground Level

Development Potential

4/202-206 Fryar road, EAGLEBY, 4207

Other planning restrictions?

Maximum Gross Floor Area/Plot Ratio

N/A

Maximum Gross Floor Area/Plot Ratio Prescribed
N/A

Maximum Site Coverage

50%

Maximum Site Coverage Prescribed
50% of the total site area

Maximum Density (per Hectare)

25

Maximum Density Prescribed (per Hectare)
25 per hectare

Where for a Relocatable home park, Residential care facility or Retirement facility, no maximum density. The density is measured in 'equivalent dwellings' as per the following: - a one bedroom dwelling equals 0.5 equivalent dwellings; - a two bedroom dwelling equals 0.7 equivalent dwellings; and - a dwelling with three or more bedrooms equals 1 equivalent dwelling.

Potential Cautions

4/202-206 Fryar road, EAGLEBY, 4207



Acid Sulfate Soils Overlay

The purpose of code is to ensure that acid sulfate soils do not adversely affect the natural and built environment and human health and safety.

Development: avoids the disturbance of acid sulfate soils; or protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters.

Please refer to mapping for the identification of this overlay.



Residential Overlay

N/A



Stormwater pits



Existing water mains

Additional general requirements

(Note, any information following are general provisions that may be altered by the zoning, neighbourhood plan and/or overlays of a site)

Prescribed setbacks for a Multiple Unit Dwelling

Front boundary setback: 6m
Side boundary setback: 1.5m for wall 4.5 metres or less in height, 2m for a wall greater than 4.5 metres but not more than 7.5 metres, 2m + 0.5m for every 3m or part exceeding 7.5m
Rear boundary setback: 3m

Required car parking (normally):
- 1.5 covered spaces for small (
- 2 spaces, including 1 covered space, for 2 bedroom dwellings and above;
- 0.25 visitor space per dwelling
- 1 vehicle washing space where the use comprises more than 15 dwellings

Required car parking, where within the Loganlea local plan:
- 1.15 covered spaces for small (
- 1.3 covered spaces for 2 bedroom dwellings and above;
- 0.4 visitor space per dwelling; plus
- 0.07 vehicle washing space where the use comprises more than 15 dwellings.

Prescribed setbacks for a House

As per the Queensland Development Codes MP1.2.

Prescribed setbacks for Small Lot House (450sqm or less)

As per the Queensland Development Codes MP1.1.

Prescribed secondary Dwelling Provisions

- 70sqm within 20m of the primary dwelling where in a residential zone category and on a lot less than 1000sqm in size.
- 100sqm within 20m of the primary dwelling otherwise.
- The secondary dwelling must have a primary street setback equal to or greater than the primary dwelling.

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