



CLIENT
ORCHARD (LOGANVIEW) DEVELOPMENTS PTY LTD.
 PROJECT **SETBACK PLAN**
PLAN OF DEVELOPMENT
 LOT 1 ON RP145089 & LOTS 1 & 2 ON RP188569 & LOTS 1, 2 & 3 ON RP223192
 443-463 Logan Reserve Road & 243-259, 281 - 285, 287-291, 293-297 Loganview Road North - LOGAN RESERVE

LOCAL AUTHORITY
 LOGAN CITY COUNCIL

NOTES
 (i) This plan was prepared for the purpose and exclusive use of ORCHARD (LOGANVIEW) DEVELOPMENTS PTY LTD. to accompany an application to LOGAN CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
 (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
 (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
 (iv) This plan may not be copied unless these notes are included.

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
 COM/12/2021/1/A



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- Building Setbacks**
- Building Setbacks are measured to the outermost face of walls.
 - Front, side and rear setbacks as per the Queensland Development Code (QDC) 'MP1.1 - Design and Siting Standard for Detached Housing - on Lots 450m² and Under' and 'MP1.2 - Design and Siting Standard for Detached Housing - on Lots 450m² and Over' except -
 (a) Lots 319, 323 & 324 setbacks which are in accordance with the setbacks shown on this plan.

- Built to Boundary Walls**
- Built to boundary walls are permitted on the locations nominated on this plan and are non-mandatory.
 - Built to boundary walls to be constructed in accordance with the QDC guidelines for building within minimum clearances on nominated boundaries (see QDC 'MP1.1 - Design and Siting Standard for Detached Housing - on Lots 450m² and Under' and 'MP1.2 - Design and Siting Standard for Detached Housing - on Lots 450m² and Over')

- Site Cover**
- The maximum area covered by all buildings and structure roofed with impervious materials, does not exceed 60% of the lot area.

LEGEND

	Subject Site
	Stage Boundary
	Building Envelope
	Proposed Road Widening
	Built to Boundary Wall Location (non-mandatory)
	Preferred Driveway Location

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.