

LEGEND

- SUBJECT SITE
- STAGE BOUNDARY
- LCC OM - FLOOD HAZARD
- LCC OM WATERWAY CORRIDOR
- PARK RIDGE MPA GREENSPACE
- PROPOSED LOCAL PARK
- PROPOSED STORMWATER DETENTION
- PROPOSED DRAINAGE RESERVE
- ROAD WIDENING PARK RIDGE ROAD (SUPPLIED BY LOGAN CITY COUNCIL)
- POSSIBLE LOCATION BIO BASIN (SUBJECT TO ENGINEERING INPUT)

STATISTICS	STAGE 1	STAGE 2	TOTAL
TOTAL AREA	3.6227ha	0.5153ha	4.138ha
LOT AVERAGE WIDTH <12.0m	2	-	2 (4%)
LOT AVERAGE WIDTH 12.0m Min	13	8	21 (37%)
LOT AVERAGE WIDTH 12.5m Min	16	-	16 (29%)
LOT AVERAGE WIDTH 15.0m Min	13	4	17 (30%)
TOTAL LOTS	44 (79%)	12 (21%)	56 (100%)

STATISTICS	TOTAL
AREA OF LOCAL PARK	0.286ha
AREA OF STORMWATER DETENTION	0.10ha
AREA OF DRAINAGE RESERVE	0.386ha
AREA OF ROAD WIDENING Park Ridge Road	0.061ha
LENGTH OF NEW ROAD 15.5m WIDE	585m
AVG LOT AREA (LCC Total Area/No of Lots)	739m ²
AREA OF LOTS	2.353ha
AREA OF NEW ROAD (ex Park Ridge Rd Widening)	0.943ha
Schedule 1 Definitions - Sc1.2 Administrative definitions	
Net Density LCC 56 Lots / 4.138ha	13.5 dwg/ha
Developable Area Density - Dwg/ha (No. of Lots / Area of Lots & New Road - 56 lots/3.293ha)	17 dwg/ha

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
COM/5/2022

PRELIMINARY LAYOUT FOR
 YIELD & DISCUSSION
 PURPOSES ONLY
 SUBJECT TO MEETINGS WITH & APPROVALS
 FROM LOGAN CITY COUNCIL

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

CLIENT
ORCHARD PROPERTY GROUP

PROJECT
 PROPOSED RECONFIGURATION OF LOT 2 ON RP 164124 (52 LINDENTHAL ROAD - PARK RIDGE)

LOCAL AUTHORITY
 LOGAN CITY COUNCIL

NOTES
 (i) This plan was prepared for the purpose and exclusive use of ORCHARD PROPERTY GROUP 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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF			TOTAL AREA
			Local Park	Drg Res	SWater	
TOTAL	56	585m	2866m ²	3859m ²	1000m ²	4.138ha

SCALE BAR
 50m 0 50 100m
 SCALE 1:2500 @ A3

LANDPARTNERS
 built environment consultants

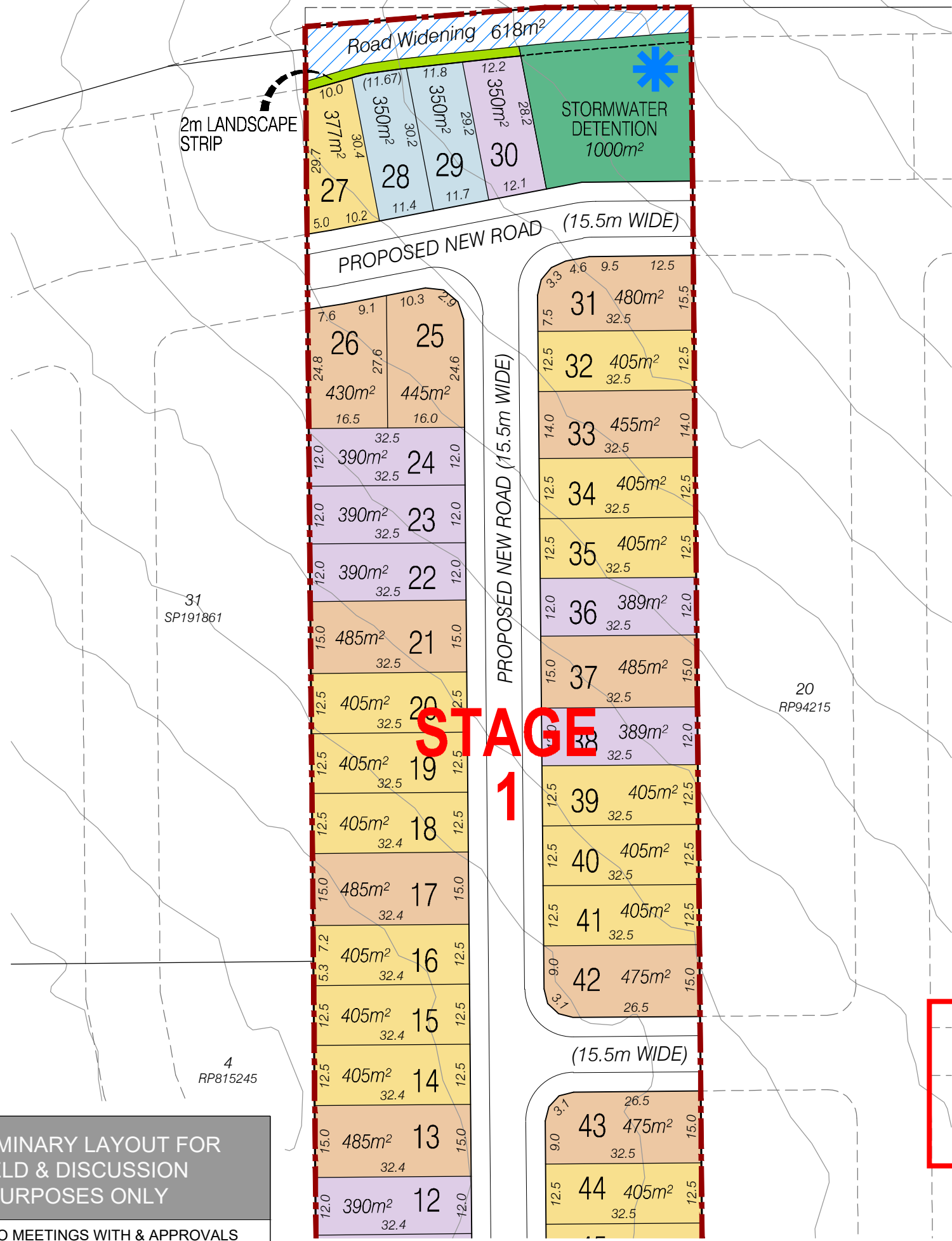
Brisbane Office
 Level 1
 18 Little Cribb Street,
 Milton Qld 4064
 PO Box 1399
 Milton Qld 4064

p: (07) 3842 1000
 f: (07) 3842 1001
 e: info@landpartners.com.au
 w: www.landpartners.com.au

LEVEL DATUM AHD
 LEVEL ORIGIN LCC LIDAR
 CONTOUR INTERVAL 1 metre
 COMPUTER FILE BRSS8087-000-11-14
 DRAWN TKW DATE 19/12/2023
 CHECKED NME DATE 19/12/2023
 APPROVED SRS DATE 19/12/2023
 UDN SHEET 1 OF 3
 BRSS8087-000-13-14



PARK RIDGE ROAD



LEGEND

- SUBJECT SITE
- STAGE BOUNDARY
- LCC OM - FLOOD HAZARD
- LCC OM WATERWAY CORRIDOR
- PARK RIDGE MPA GREENSPACE
- PROPOSED LOCAL PARK
- PROPOSED STORMWATER DETENTION
- PROPOSED DRAINAGE RESERVE
- ROAD WIDENING PARK RIDGE ROAD (SUPPLIED BY LOGAN CITY COUNCIL)
- POSSIBLE LOCATION BIO BASIN (SUBJECT TO ENGINEERING INPUT)

STATISTICS	STAGE 1	STAGE 2	TOTAL
TOTAL AREA	3.6227ha	0.5153ha	4.138ha
LOT AVERAGE WIDTH <12.0m	2	-	2 (4%)
LOT AVERAGE WIDTH 12.0m Min	13	8	21 (37%)
LOT AVERAGE WIDTH 12.5m Min	16	-	16 (29%)
LOT AVERAGE WIDTH 15.0m Min	13	4	17 (30%)
TOTAL LOTS	44 (79%)	12 (21%)	56 (100%)

STATISTICS	TOTAL
AREA OF LOCAL PARK	0.286ha
AREA OF STORMWATER DETENTION	0.10ha
AREA OF DRAINAGE RESERVE	0.386ha
AREA OF ROAD WIDENING Park Ridge Road	0.061ha
LENGTH OF NEW ROAD 15.5m WIDE	585m
AVG LOT AREA (LCC Total Area/No of Lots)	739m²
AREA OF LOTS	2.353ha
AREA OF NEW ROAD (ex Park Ridge Rd Widening)	0.943ha
Schedule 1 Definitions - Sc1.2 Administrative definitions Net Density LCC 56 Lots / 4.138ha	13.5 dwg/ha
Developable Area Density - Dwg/ha (No. of Lots / Area of Lots & New Road - 56 lots/3.293ha)	17 dwg/ha

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
COM/5/2022

PRELIMINARY LAYOUT FOR
YIELD & DISCUSSION
PURPOSES ONLY
SUBJECT TO MEETINGS WITH & APPROVALS
FROM LOGAN CITY COUNCIL

JOINS SHEET 3

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

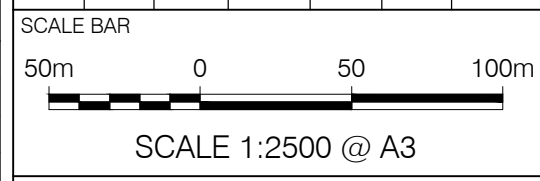
CLIENT
ORCHARD PROPERTY GROUP

PROJECT
PROPOSED RECONFIGURATION
OF LOT 2 ON RP 164124
(52 LINDENTHAL ROAD - PARK RIDGE)

LOCAL AUTHORITY
LOGAN CITY COUNCIL

NOTES
(i) This plan was prepared for the purpose and exclusive use of ORCHARD PROPERTY GROUP 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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF			TOTAL AREA
			Local Park	Drg Res	SWater	
TOTAL	56	585m	2866m²	3859m²	1000m²	4.138ha



LANDPARTNERS
built environment consultants

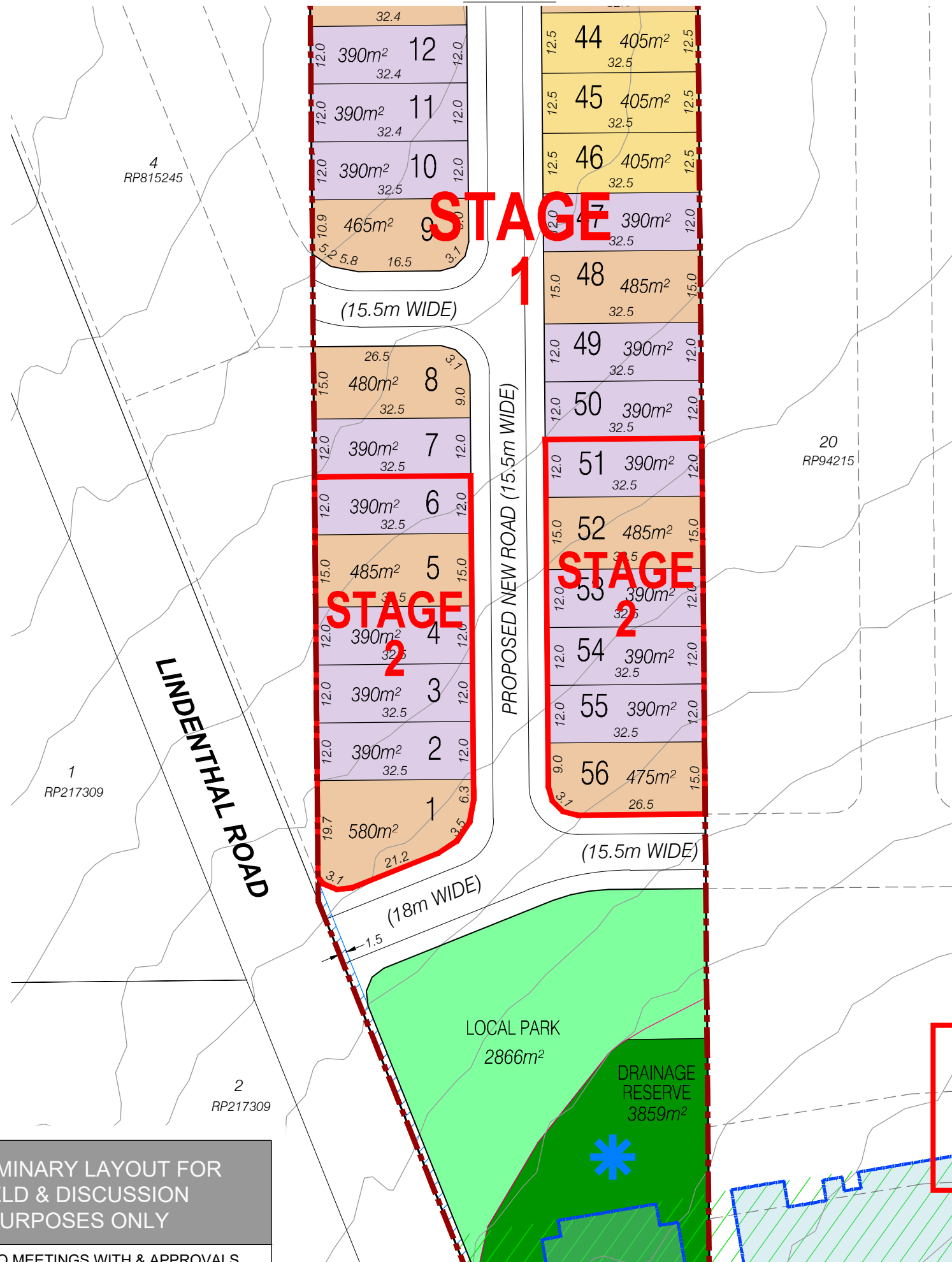
Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
f: (07) 3842 1001
e: info@landpartners.com.au
w: www.landpartners.com.au

LEVEL DATUM	AHD	
LEVEL ORIGIN	LCC LIDAR	
CONTOUR INTERVAL	1 metre	
COMPUTER FILE	BRSS8087-000-11-14	
DRAWN	TKW	DATE 19/12/2023
CHECKED	NME	DATE 19/12/2023
APPROVED	SRS	DATE 19/12/2023

UDN
BRSS8087-000-13-14

SHEET 2 OF 3



LEGEND	
	SUBJECT SITE
	STAGE BOUNDARY
	LCC OM - FLOOD HAZARD
	LCC OM WATERWAY CORRIDOR
	PARK RIDGE MPA GREENSPACE
	PROPOSED LOCAL PARK
	PROPOSED STORMWATER DETENTION
	PROPOSED DRAINAGE RESERVE
	ROAD WIDENING PARK RIDGE ROAD (SUPPLIED BY LOGAN CITY COUNCIL)
	POSSIBLE LOCATION BIO BASIN (SUBJECT TO ENGINEERING INPUT)

STATISTICS	STAGE 1	STAGE 2	TOTAL
TOTAL AREA	3.6227ha	0.5153ha	4.138ha
LOT AVERAGE WIDTH <12.0m	2	-	2 (4%)
LOT AVERAGE WIDTH 12.0m Min	13	8	21 (37%)
LOT AVERAGE WIDTH 12.5m Min	16	-	16 (29%)
LOT AVERAGE WIDTH 15.0m Min	13	4	17 (30%)
TOTAL LOTS	44 (79%)	12 (21%)	56 (100%)

STATISTICS	TOTAL
AREA OF LOCAL PARK	0.286ha
AREA OF STORMWATER DETENTION	0.10ha
AREA OF DRAINAGE RESERVE	0.386ha
AREA OF ROAD WIDENING Park Ridge Road	0.061ha
LENGTH OF NEW ROAD 15.5m WIDE	585m
AVG LOT AREA (LCC Total Area/No of Lots)	739m²
AREA OF LOTS	2.353ha
AREA OF NEW ROAD (ex Park Ridge Rd Widening)	0.943ha
Schedule 1 Definitions - Sc1.2 Administrative definitions	
Net Density LCC 56 Lots / 4.138ha	13.5 dwg/ha
Developable Area Density - Dwg/ha (No. of Lots / Area of Lots & New Road - 56 lots/3.293ha)	17 dwg/ha

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
COM/5/2022

PRELIMINARY LAYOUT FOR
 YIELD & DISCUSSION
 PURPOSES ONLY
 SUBJECT TO MEETINGS WITH & APPROVALS
 FROM LOGAN CITY COUNCIL

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

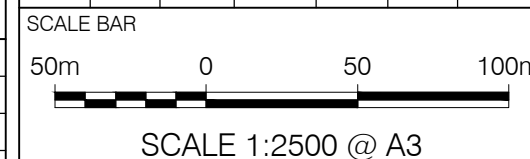
CLIENT
ORCHARD PROPERTY GROUP

PROJECT
 PROPOSED RECONFIGURATION
 OF LOT 2 ON RP 164124
 (52 LINDENTHAL ROAD - PARK RIDGE)

LOCAL AUTHORITY
 LOGAN CITY COUNCIL

NOTES
 (i) This plan was prepared for the purpose and exclusive use of ORCHARD PROPERTY GROUP 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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF			TOTAL AREA
			Local Park	Drg Res	SWater	
TOTAL	56	585m	2866m²	3859m²	1000m²	4.138ha



Brisbane Office
 Level 1
 18 Little Cribb Street,
 Milton Qld 4064
 PO Box 1399
 Milton Qld 4064
 p: (07) 3842 1000
 f: (07) 3842 1001
 e: info@landpartners.com.au
 w: www.landpartners.com.au

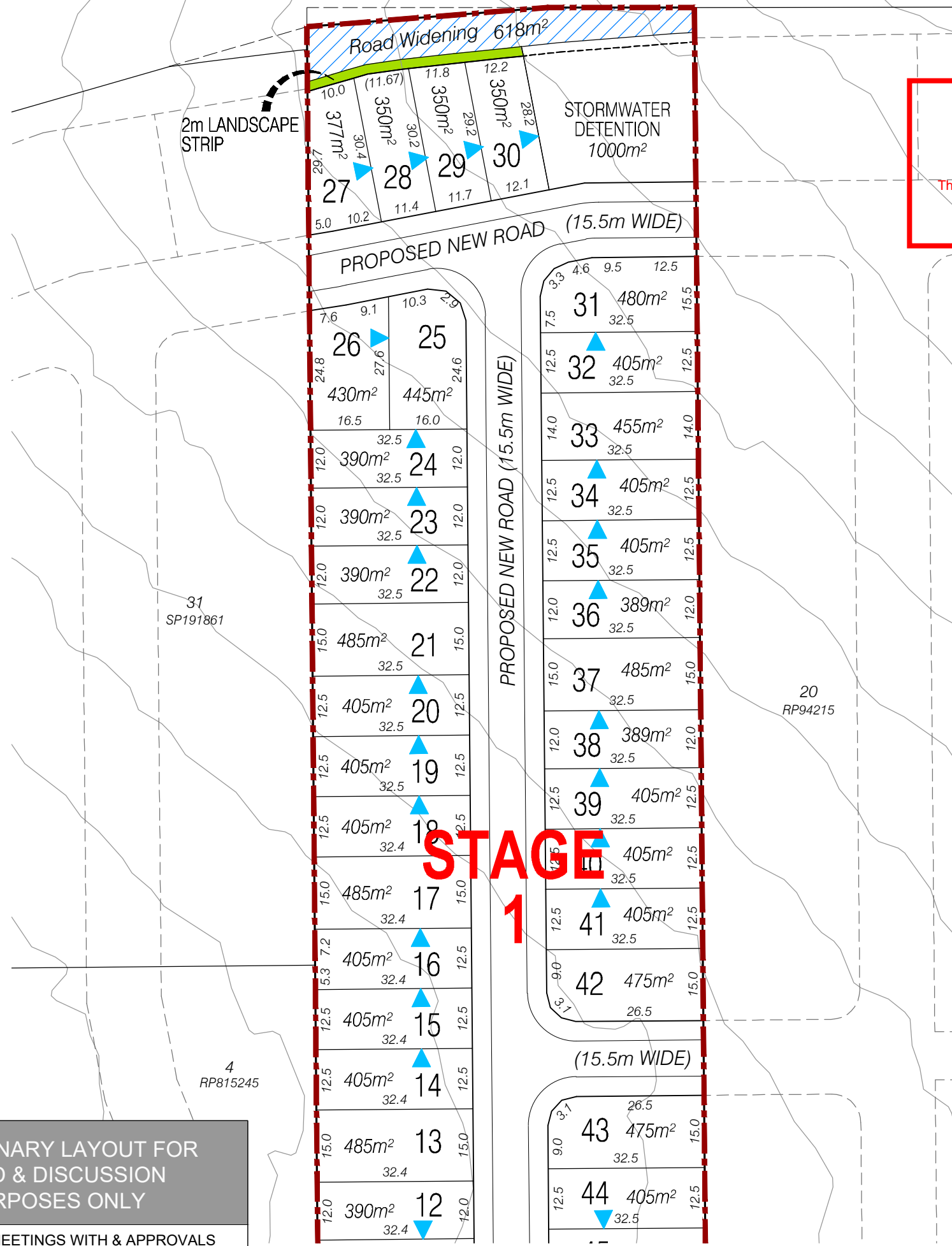


LEVEL DATUM	AHD	
LEVEL ORIGIN	LCC LIDAR	
CONTOUR INTERVAL	1 metre	
COMPUTER FILE	BRSS8087-000-11-14	
DRAWN	TKW	DATE 19/12/2023
CHECKED	NME	DATE 19/12/2023
APPROVED	SRS	DATE 19/12/2023

UDN SHEET 3 OF 3
 BRSS8087-000-13-14



PARK RIDGE ROAD



LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
COM/5/2022

Notes

Building Setbacks

1. Building Setbacks are measured to the outermost face of walls.
2. 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 lot 1 setbacks which are in accordance with the setbacks shown on this plan.

Built to Boundary Walls

3. Built to boundary walls are permitted on the locations nominated on this plan and are non-mandatory.
4. 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

5. 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
- ROAD WIDENING PARK RIDGE ROAD (SUPPLIED BY LOGAN CITY COUNCIL)
- ▼ BUILT TO BOUNDARY WALL LOCATION (NON-MANDATORY)
- PREFERRED DRIVEWAY LOCATION

PRELIMINARY LAYOUT FOR
YIELD & DISCUSSION
PURPOSES ONLY

SUBJECT TO MEETINGS WITH & APPROVALS
FROM LOGAN CITY COUNCIL

JOINS SHEET 3

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

CLIENT
ORCHARD PROPERTY GROUP

PROJECT
 PLAN OF DEVELOPMENT
 OF LOT 2 ON RP 164124
 (52 LINDENTHAL ROAD - PARK RIDGE)

LOCAL AUTHORITY
 LOGAN CITY COUNCIL

NOTES

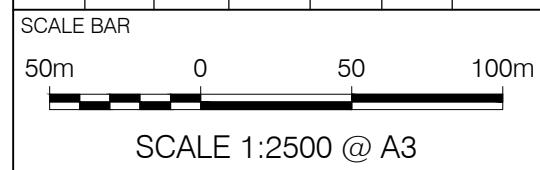
(i) This plan was prepared for the purpose and exclusive use of ORCHARD PROPERTY GROUP to accompany an application to LOGAN CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
 LandPartners Pty Ltd 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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF			TOTAL AREA
			Local Park	Drg Res	SWater	
TOTAL	56	585m	3270m²	2420m²	2000m²	4.138ha



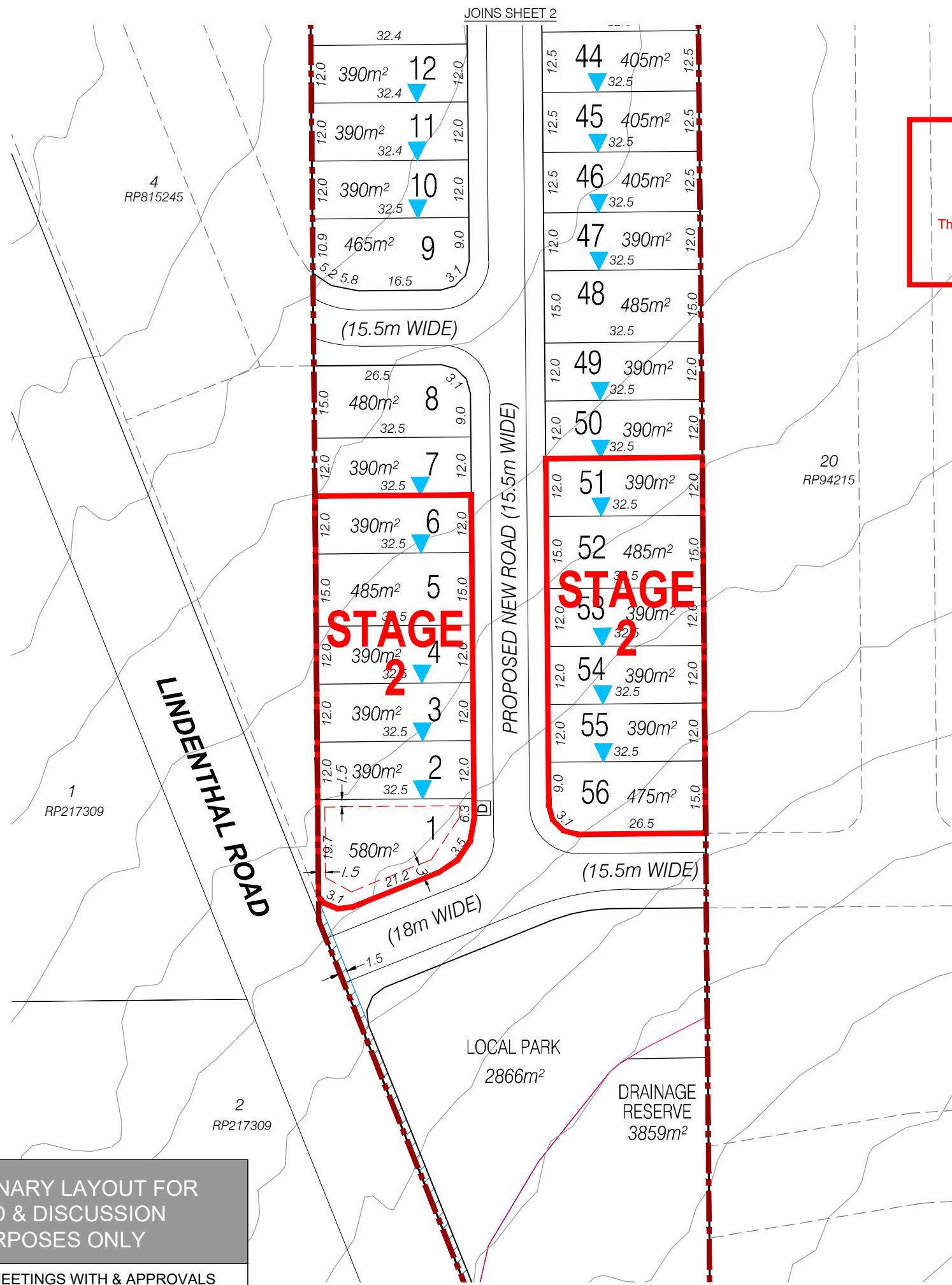
Brisbane Office
 Level 1
 18 Little Cribb Street,
 Milton Qld 4064
 PO Box 1399
 Milton Qld 4064

p: (07) 3842 1000
 f: (07) 3842 1001
 e: info@landpartners.com.au
 w: www.landpartners.com.au

LEVEL DATUM	AHD	
LEVEL ORIGIN	LCC LIDAR	
CONTOUR INTERVAL	1 metre	
COMPUTER FILE	BRSS8087-000-11-4	
DRAWN	TKW	DATE 19/12/2021
CHECKED	TKW	DATE 19/12/2021
APPROVED	SRS	DATE 19/12/2021

UDN
 BRSS8087-000-14-14

SHEET 2 OF 3



LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/5/2022

Notes

Building Setbacks

1. Building Setbacks are measured to the outermost face of walls.
2. 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 lot 1 setbacks which are in accordance with the setbacks shown on this plan.

Built to Boundary Walls

3. Built to boundary walls are permitted on the locations nominated on this plan and are non-mandatory.
4. 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

5. 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
- ROAD WIDENING PARK RIDGE ROAD (SUPPLIED BY LOGAN CITY COUNCIL)
- ▼ BUILT TO BOUNDARY WALL LOCATION (NON-MANDATORY)
- D PREFERRED DRIVEWAY LOCATION

PRELIMINARY LAYOUT FOR
YIELD & DISCUSSION
PURPOSES ONLY

SUBJECT TO MEETINGS WITH & APPROVALS
FROM LOGAN CITY COUNCIL

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

CLIENT
ORCHARD PROPERTY GROUP

PROJECT
PLAN OF DEVELOPMENT
OF LOT 2 ON RP 164124
(52 LINDENTHAL ROAD - PARK RIDGE)

LOCAL AUTHORITY
LOGAN CITY COUNCIL

NOTES

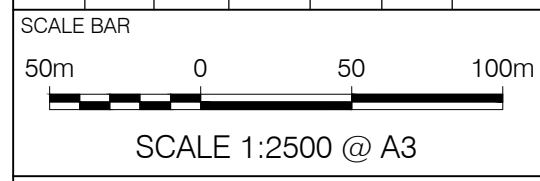
(i) This plan was prepared for the purpose and exclusive use of ORCHARD PROPERTY GROUP to accompany an application to LOGAN CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners Pty Ltd 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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF			TOTAL AREA
			Local Park	Drg Res	SWater	
TOTAL	56	585m	3270m ²	2420m ²	2000m ²	4.138ha



LANDPARTNERS
built environment consultants

Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
f: (07) 3842 1001
e: info@landpartners.com.au
w: www.landpartners.com.au



LEVEL DATUM	AHD		
LEVEL ORIGIN	LCC LIDAR		
CONTOUR INTERVAL	1 metre		
COMPUTER FILE	BRSS8087-000-11-4		
DRAWN	TKW	DATE	19/12/2021
CHECKED	TKW	DATE	19/12/2021
APPROVED	SRS	DATE	19/12/2021

UDN
BRSS8087-000-14-14

SHEET 3 OF 3