

ROAD WIDENING
723m²

PROPERTY DESCRIPTION
LOT 4 ON RP815245
TOTAL AREA 1.001 ha
LOGAN CITY COUNCIL

NOTES

- (1) This plan was prepared for the purpose and exclusive use of BHAVIN GANDHI to accompany an application to LOGAN CITY COUNCIL for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation.
JFP URBAN CONSULTANTS 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 to the terms of this clause or clauses 2, 3, 4, 5 or 6 hereof.
- (2) The contours on this plan are from field survey - see JFP detail plan (B47035-01A) dated 03/09/2024.
- (3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (4) Safety in Design
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.
Non-standard design solutions adopted in the preparation of the layout are listed as follows:
 - None
- (5) The State Government proposes changes to the Queensland Development Code to reflect the provisions of the National Construction Code 2022. These changes once implemented will have an impact on the design of the future dwellings on the proposed allotments identified on this plan. The amendments to the QDC may also be subject to transitional provisions and we would strongly recommend that you discuss these matters further with your preferred Building Certifier.
- (6) This plan may not be reproduced unless these notes are included.

LINDENTHAL

RP217309

ROAD

DRAINAGE RESERVE
1567m²

DEVELOPMENT APPROVAL
(COM-5-2022)

2
RP164124

LEGEND

- SUBJECT SITE
- MAXIMUM BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL (Maximum 9m length)
- * 60% MAX. SITE COVER
- ▶ PREFERRED VEHICULAR CROSSING
- INDICATIVE PRIVATE OPEN SPACE (16m²) (Subject to building design)

| | Dwelling Houses on Lots <450m ² | Dwelling Houses on Lots 450m ² or greater |
|--------------------------------|---|--|
| Site Cover | 60% | 60% |
| Garage door setback | 4.9m to garage door | 4.9m to garage door |
| Front setback (to wall) | As per QDC MP1.1 | As per QDC MP1.2 |
| | 2.0m to side wall (corner lot secondary frontage) | 2.0m to side wall (corner lot secondary frontage) |
| Side setback | As per QDC MP1.1 | As per QDC MP1.2 |
| Rear setback | As per QDC MP1.1 | As per QDC MP1.2 |
| On-site car parking | As per QDC MP1.1 | As per QDC MP1.2 |

Notes:

1. Building envelopes shown are indicative only. Refer to building envelope notes and table for design parameters.
2. Unless identified on this plan, development must be in accordance with the Logan City Council 'Dual Occupancy and Dwelling House Code' (V8.1).
3. Offsets shown in the table are from boundary to face of wall, unless otherwise stated. Eaves permitted to extend into setback.
4. Built to boundary walls are limited to one side boundary (as nominated on plan) and are limited to non-habitable spaces only. Maximum height is 3.5m and total wall length is 9m.
5. Front boundary setbacks can be reduced by 1.5m for a verandah, porch, covered first floor balcony or entry portico.
6. Where built to boundary walls are not adopted, side boundary setbacks apply.

NORTH:

SCALE:

SCALE: @ A3 1:1000

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)

DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED TJM CHECKED IJ COUNCIL REF

DRAWN TJM APPROVED AP L.A. LOGAN CITY COUNCIL

ISSUES:

C LAYOUT AMENDED 30-10-25 TJM

B LAYOUT AMENDED 04-08-25 TJM

A ORIGINAL 08-10-24 TJM

ISSUE: DETAILS: DATE: INIT:

TITLE:

BUILDING ENVELOPE PLAN

BHAVIN GANDHI

20-46 LINDENTHAL ROAD, PARK RIDGE

DETAILS:

JOB NUMBER: B4703PA1_DA1 B1 C

PLAN: ISSUE:

SHEET: 1 OF 1

DATE: 30th October 2025



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