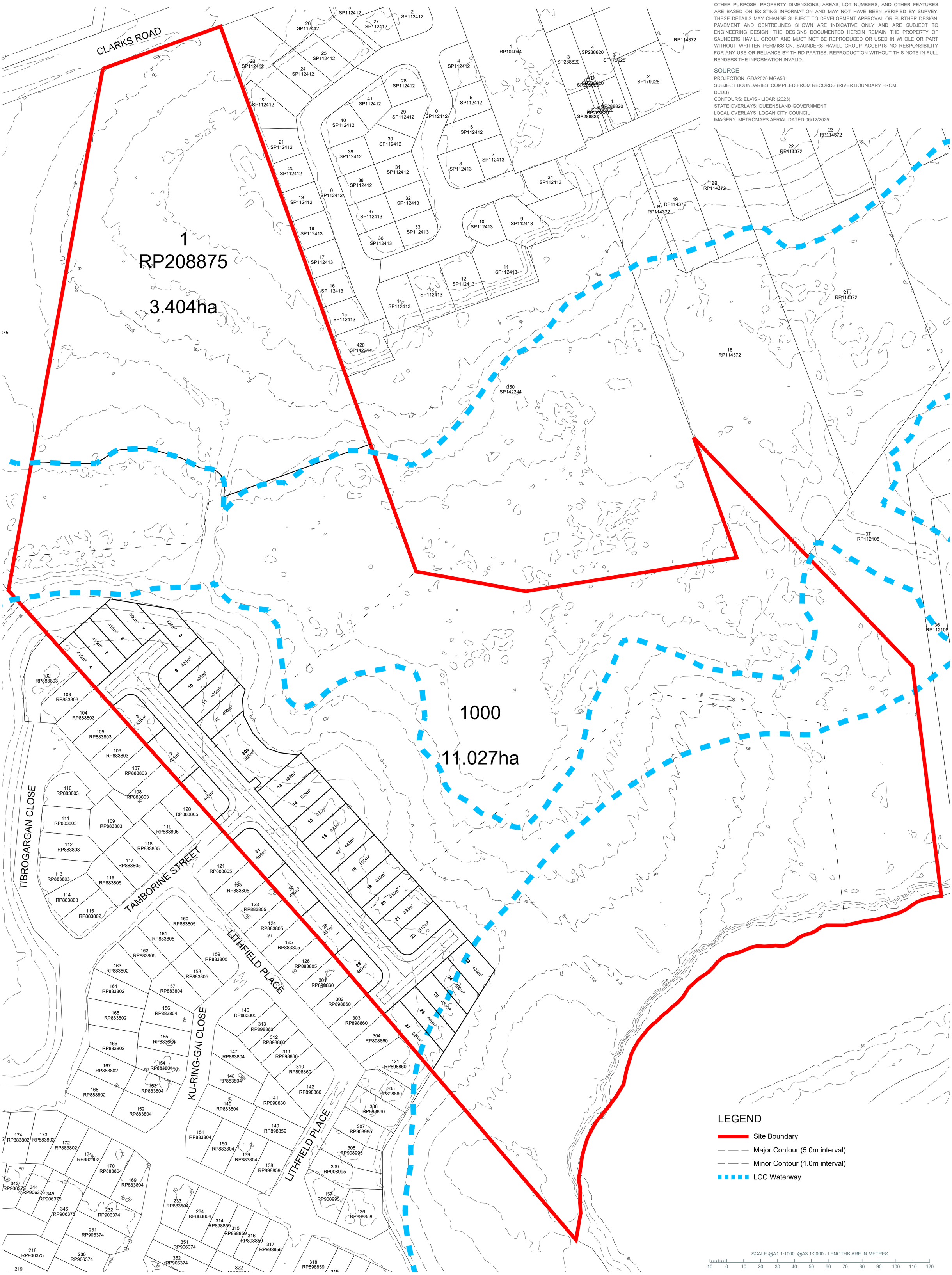
OVERALL SUBDIVISION PLAN



DISCLAIMER

THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE

PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS (RIVER BOUNDARY FROM DCDB)
CONTOURS: ELVIS - LIDAR (2023)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL
IMAGERY: METROMAPS AERIAL DATED 06/12/2025

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CLIENT
COHESE PROPERTY PTY LTD

SITE ADDRESS
60-70 CLARKS ROAD, LOGANHOLME

DRAWN
JC

DATE
19/08/2026

RP DESCRIPTION
LOT 1-4 ON RP208875

DRAWING NO.
13189 P 10 Rev B - CON 01

RESIDENTIAL SUBDIVISION PLAN

DISCLAIMER

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LOCAL OVERLAYS: LOGAN CITY COUNCIL
IMAGERY: METROMAPS AERIAL DATED 06/12/2025

1000
11.020ha

DEVELOPMENT STATISTICS				
RESIDENTIAL ALLOTMENTS	**Typical Width**	**No. Lots**	**%**	**Net Area**
Premium Villa	12.5m - 14.99m	20	64.5%	0.873 ha
Courtyard	≥15m	11	35.5%	0.505 ha
Total Allotments		**31**	**100%**	**1.378 ha**
Land Budget		**Area (Ha)**	**%**	
Area of Subject Site / Stage		16.258 ha	—	
Net Residential Area (no roads)		1.378 ha	8.5%	
Detention / Drainage		0.097 ha	0.6%	
Road Areas		3.763 ha	23.1%	
Balance (Lot 1000)		11.020 ha	67.8%	
Total		**16.258 ha**	**100.0%**	

LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- LCC Waterway
- Detention Basin
- Indicative Footpath Location

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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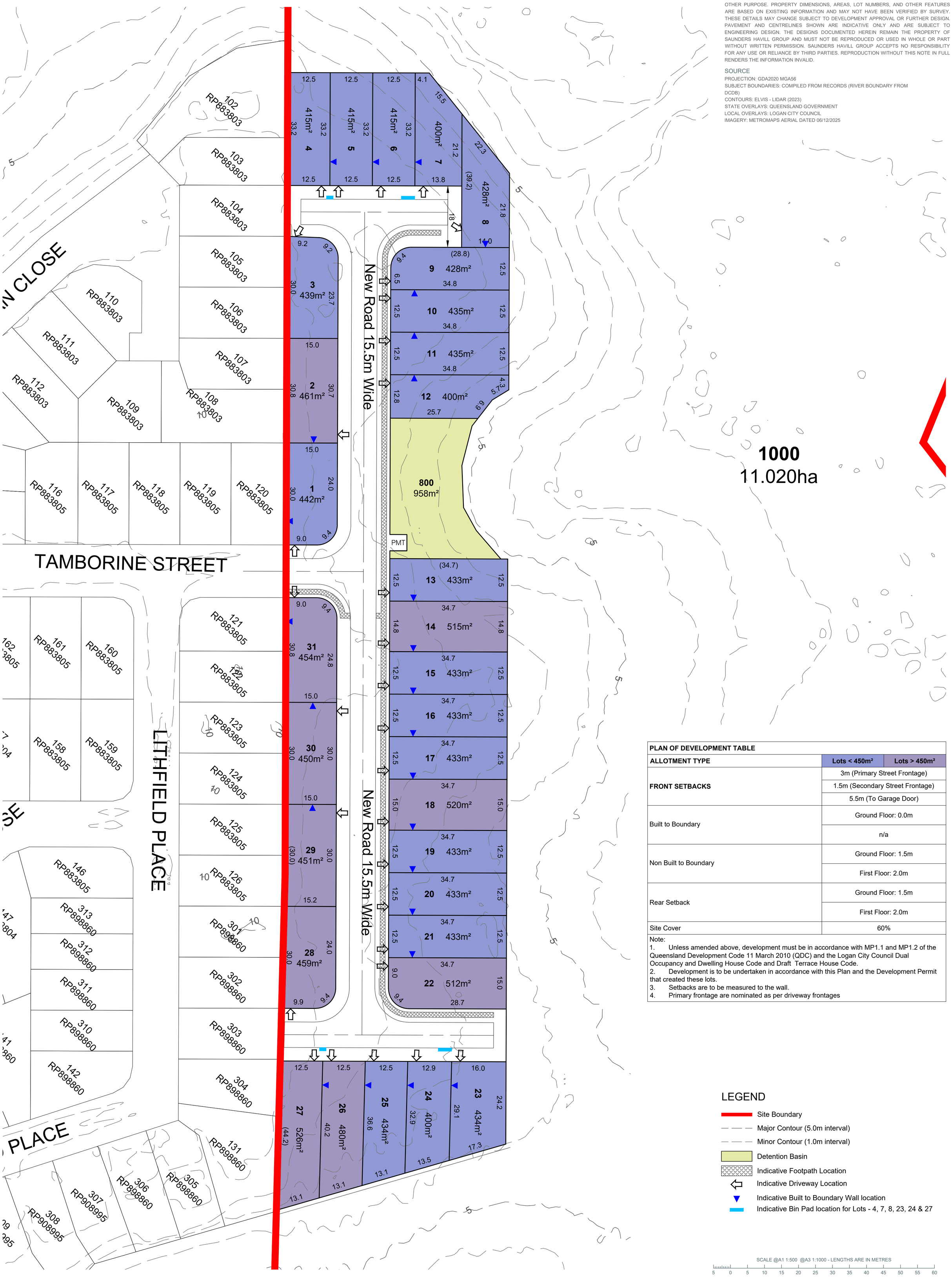
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JC

DATE
25/08/2026

RP DESCRIPTION
LOT 1-4 ON RP208875

DRAWING NO.
13189 P 09 Rev E - PRO 01

PLAN OF DEVELOPMENT



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PLAN OF DEVELOPMENT TABLE		
ALLOTMENT TYPE	**Lots < 450m²**	**Lots > 450m²**
FRONT SETBACKS	3m (Primary Street Frontage)	
	1.5m (Secondary Street Frontage)	
	5.5m (To Garage Door)	
Built to Boundary	Ground Floor: 0.0m	
	n/a	
Non Built to Boundary	Ground Floor: 1.5m	
	First Floor: 2.0m	
Rear Setback	Ground Floor: 1.5m	
	First Floor: 2.0m	
Site Cover	60%	

Note:
1. Unless amended above, development must be in accordance with MP1.1 and MP1.2 of the Queensland Development Code 11 March 2010 (QDC) and the Logan City Council Dual Occupancy and Dwelling House Code and Draft Terrace House Code.
2. Development is to be undertaken in accordance with this Plan and the Development Permit that created these lots.
3. Setbacks are to be measured to the wall.
4. Primary frontage are nominated as per driveway frontages

LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Detention Basin
- Indicative Footpath Location
- Indicative Driveway Location
- Indicative Built to Boundary Wall location
- Indicative Bin Pad location for Lots - 4, 7, 8, 23, 24 & 27

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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