

Topics Covered

- **PROPERTY INFORMATION (PAGE 2-4)**
- **RECENT SALES (PAGE 5-6)**
- **RECENT DEVELOPMENT APPROVAL (PAGE 7-9)**
- **FLOOD RISK ASSESSMENT (PAGE 10-22)**

This document is provided for marketing and information purposes only. All details are believed to be correct but are subject to change without notice. Purchasers and developers should conduct their own investigations and seek independent professional advice. All development concepts and figures are indicative only and subject to Council approval (STCA). Norton's Real Estate accepts no liability for any loss or reliance on this information.

42-44 Clarks Road, Loganholme QLD 4129 – Reconfiguration (STCA)

Redevelopment Opportunity

Land Area: 6,295 m² | Zoning: Low Density Residential – Suburban Precinct | Access: Dual Street Frontage

Property Snapshot

12-lot subdivision – 10 × \approx 400 m² lots + 2 × \approx 500 m² lots

Potential for additional lots (STCA) under Council variation

Large, level land parcel ready for development

Dual street access providing flexible design and construction logistics (STCA)

Location Advantage

Strategic position between Brisbane CBD and Gold Coast (approx. 35 min each way)

Minutes to M1, Logan Motorway, Logan Hyperdome, schools and parks

High-growth corridor with strong demand for new residential supply

Development Potential

Zoned Low Density Residential – Suburban Precinct

Complies with Council's Reconfiguring a Lot Code (400 m² min / 500 m² rear)

Option to pursue variation approval (Section 43, Planning Act 2016) to allow low-medium density outcomes such as townhouses or duplexes (STCA)

Regular shape, generous frontage and services available to boundary

Investment Highlights

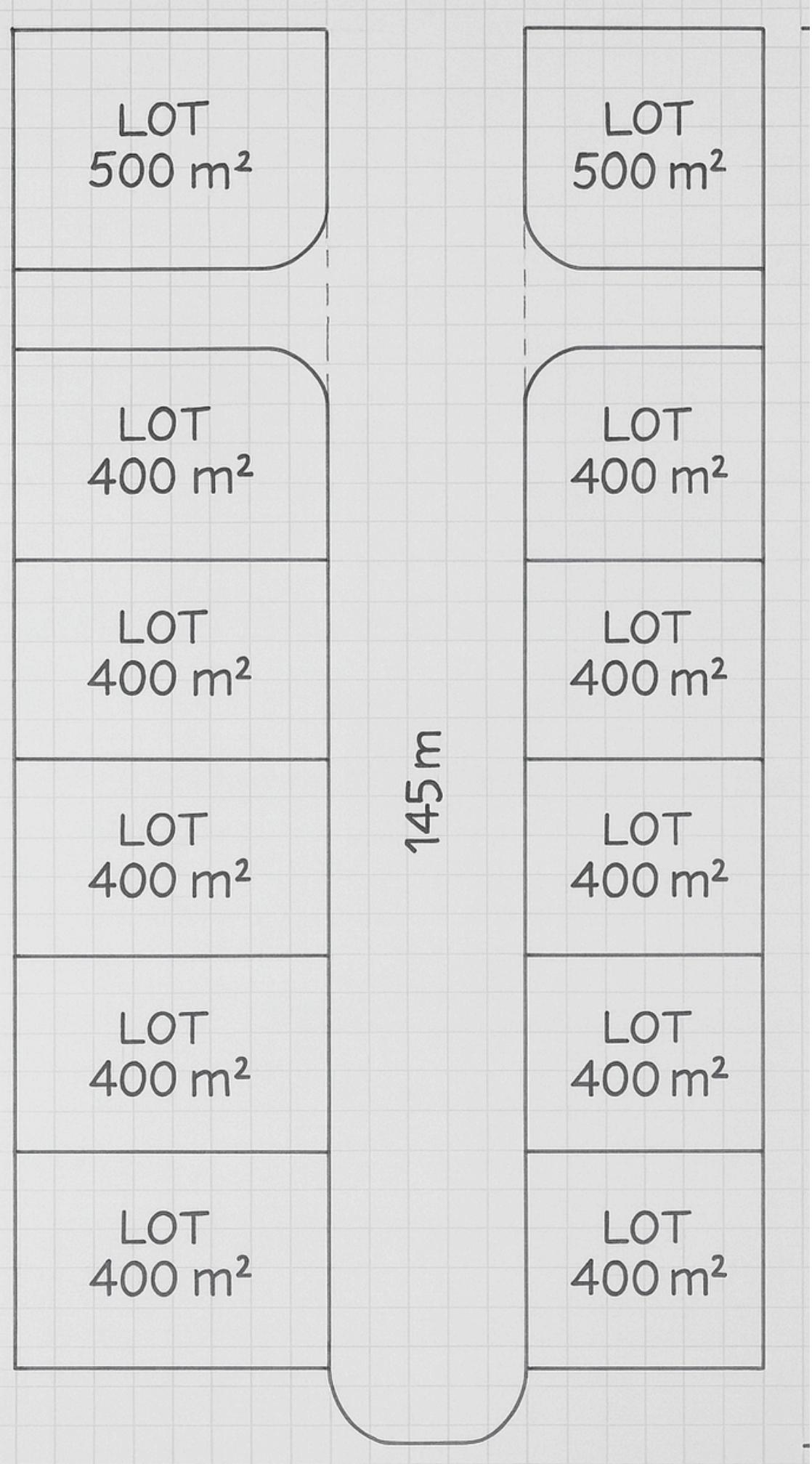
Development-ready 12 lot compliant (STAC)

Dual-access design allows staged construction or multiple builder participation

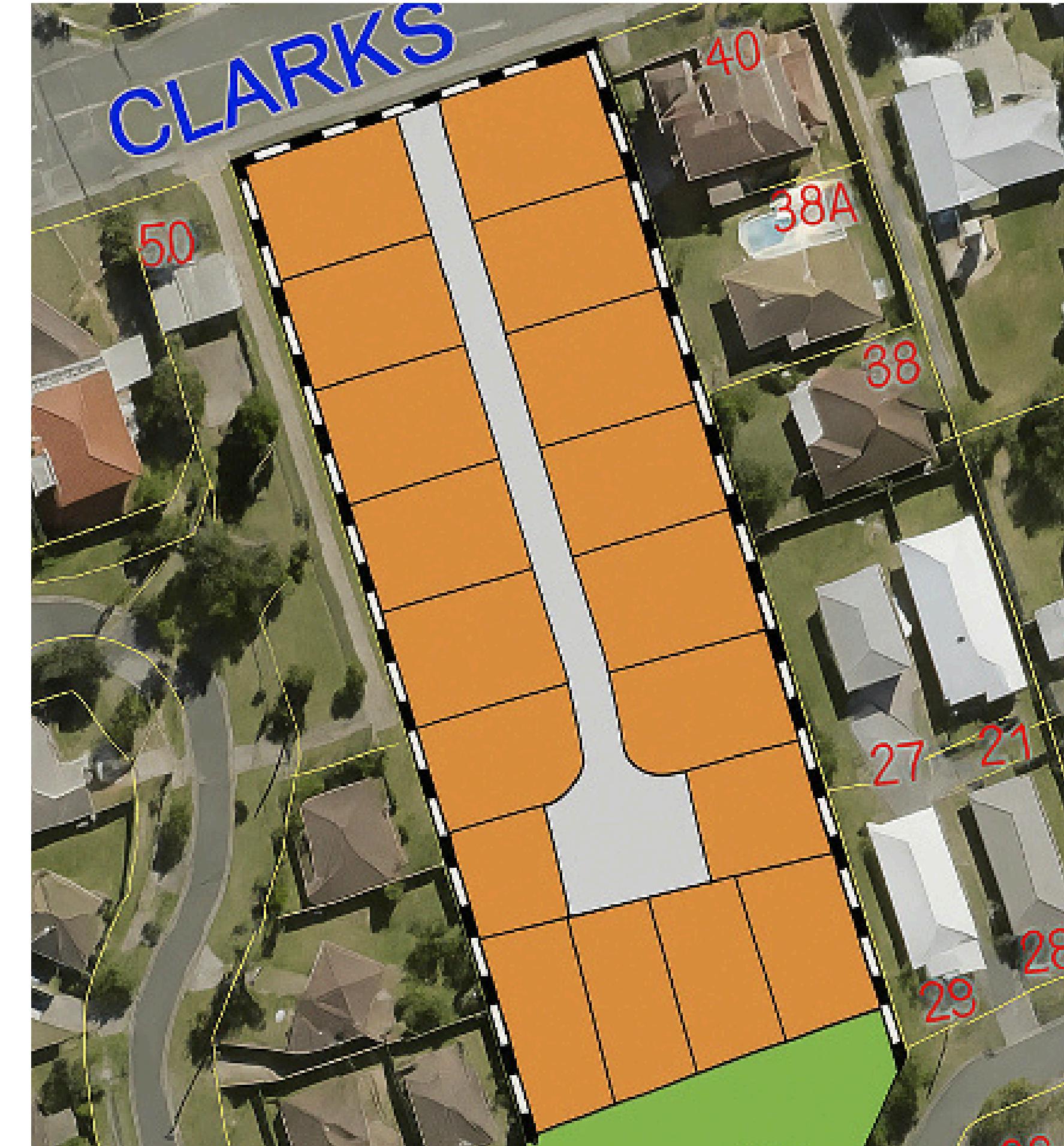
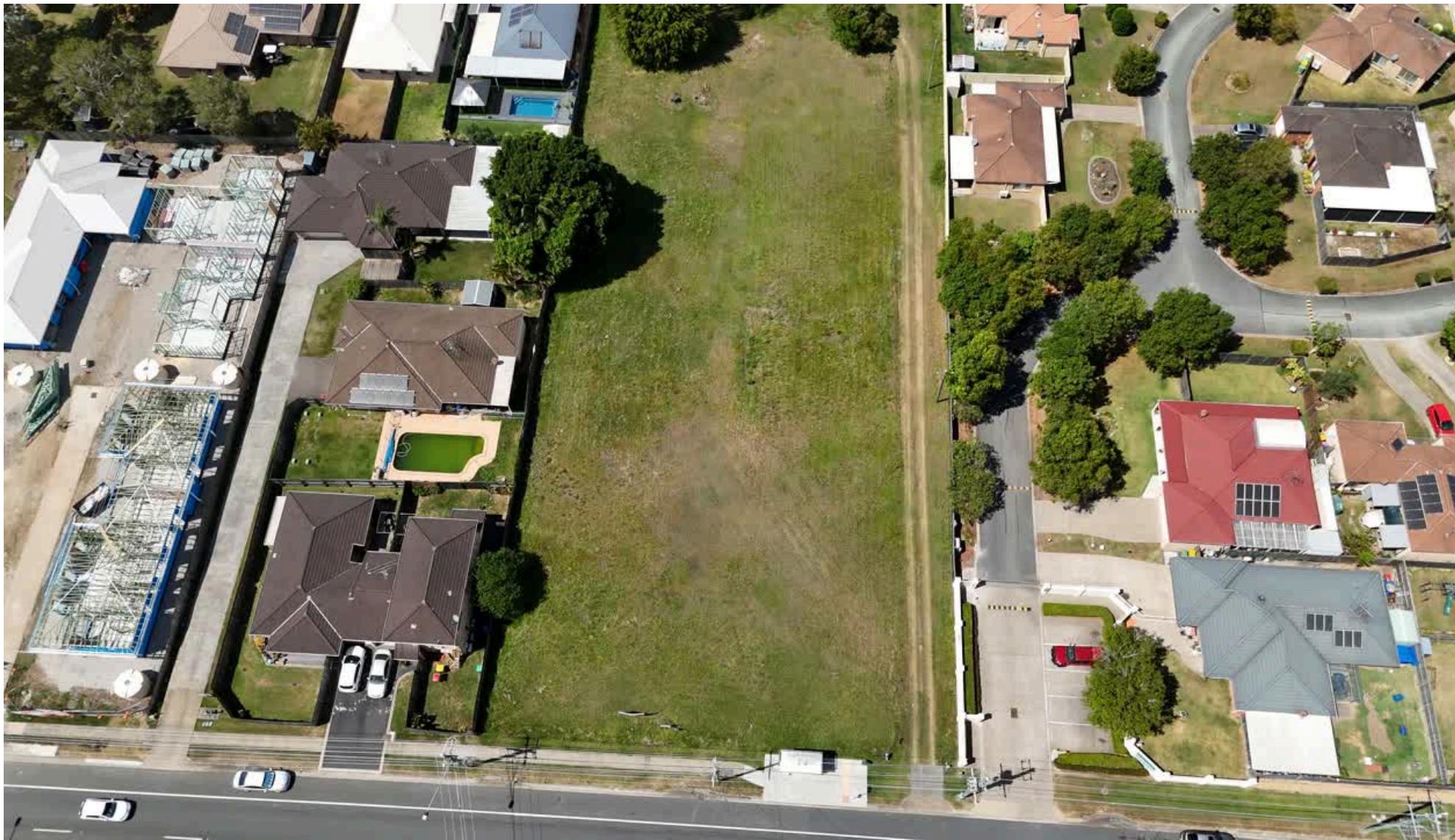
Strong population growth and infrastructure investment across the Logan corridor

Located within the Brisbane–Gold Coast Olympic growth zone

Ideal land-bank or boutique subdivision project



All figures and references are indicative only and subject to Council approvals (STCA). Interested parties must conduct their own due diligence regarding planning, engineering, and market feasibility.



ALL FIGURES AND REFERENCES ARE INDICATIVE ONLY AND SUBJECT TO COUNCIL APPROVALS (STCA). INTERESTED PARTIES MUST CONDUCT THEIR OWN DUE DILIGENCE REGARDING PLANNING, ENGINEERING, AND MARKET FEASIBILITY

Recent Land Sales In The Area

Comparable Land Benchmark – 14–24 Manuka Road, Logan Village 591 m² – Sold 25 September 2025 for \$542,300

<https://www.realestate.com.au/sold/property-residential+land-qld-logan+village-204169992>

This sale represents a recently completed subdivision within the Logan growth corridor. All lots within this estate have sold in a short timeframe, demonstrating sustained demand for new residential land of similar size and character. The site's location, zoning, and parcel configuration are comparable to 42–44 Clarks Road, providing a strong and reliable benchmark for current market sentiment and development viability. While Logan Village sits slightly further south, the transaction confirms the ongoing strength of the broader Logan region's land market and reinforces confidence in the area's low-density development activity.



Recent Land Sales In The Area

11 Atlantic Drive, Loganholme (451 m²) – Sold August 2024 for \$495,000

[11 Atlantic Drive Loganholme, QLD 4129](#)

While this property's lot size is on par with 42–44 Clarks Road, its sale in August 2024 further reinforces strong market demand in the Loganholme area. The transaction supports the per-square-metre pricing assumptions applied in our current valuation modelling.

Based on median price movements across comparable Loganholme land sales since August 2024, the estimated growth in property values is approximately 9 % to 15 % up to today's date (October 2025).

Lot 4, 231 Drews Road, Loganholme, Qld 4129

[Lot 4, 231 Drews Road, Loganholme, Qld 4129](#)

This recent sale 500 meters away from Clarks Road provides an excellent benchmark for land value in Loganholme. It demonstrates that lots of around 679 m² are trading at approximately \$525,000. While our proposed lots are smaller in size, this result helps validate the pricing range we are targeting per lot. Based on local market data, land values in Loganholme have shown an estimated increase of approximately 6 % to 10 % between February 2025 and October 2025, further reinforcing the site's growth potential.



● Off market ⓘ
11 Atlantic Drive
Loganholme, QLD 4129
29.0m x 11.8m | House

Own this property?
Get access to view owner data and insights.

Track property

Lot 4, 231 Drews Road, Loganholme, Qld 4129

679m² • Residential land

\$525,000

Sold on 22 Feb 2025

ⓘ Property history

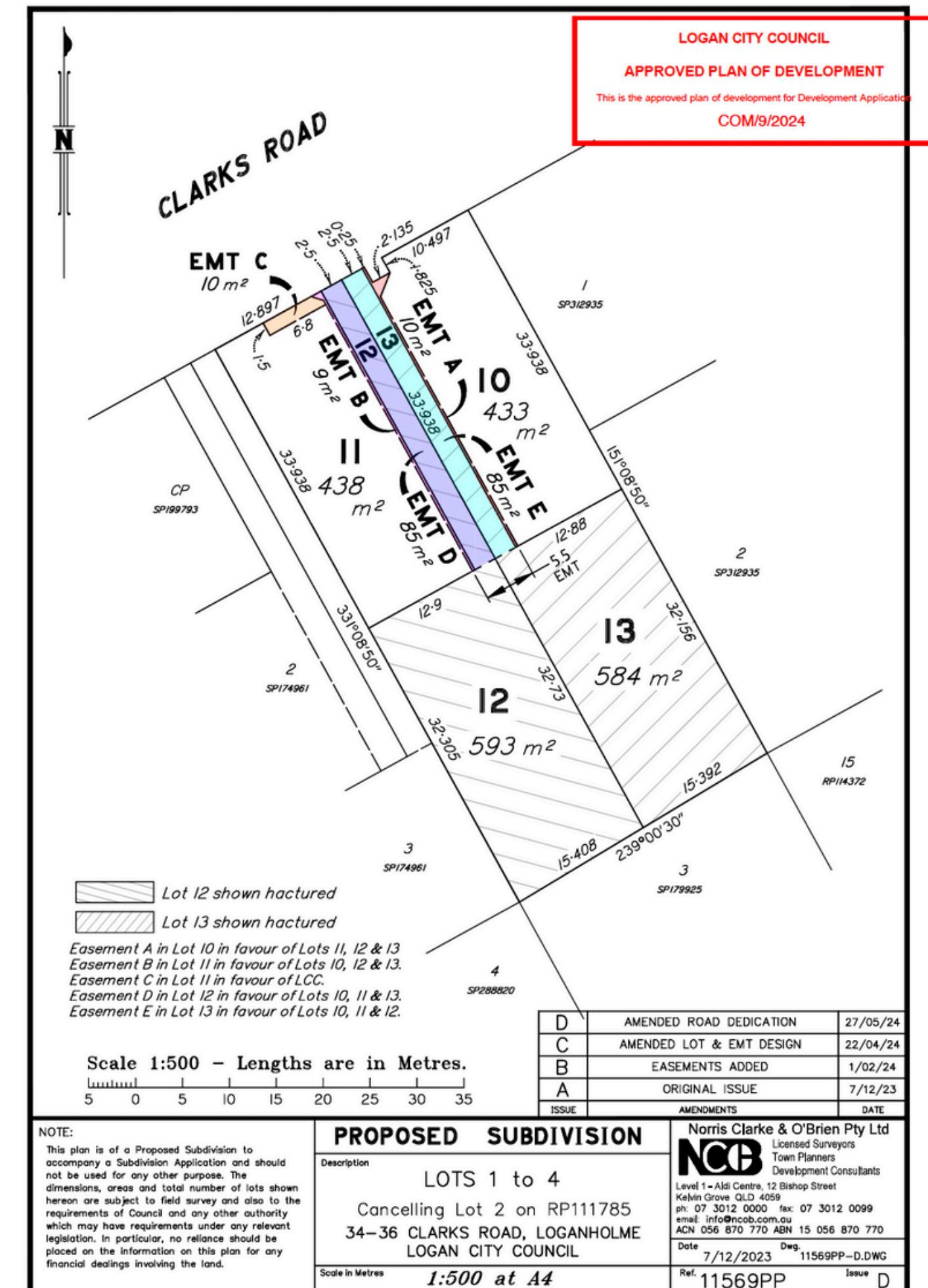


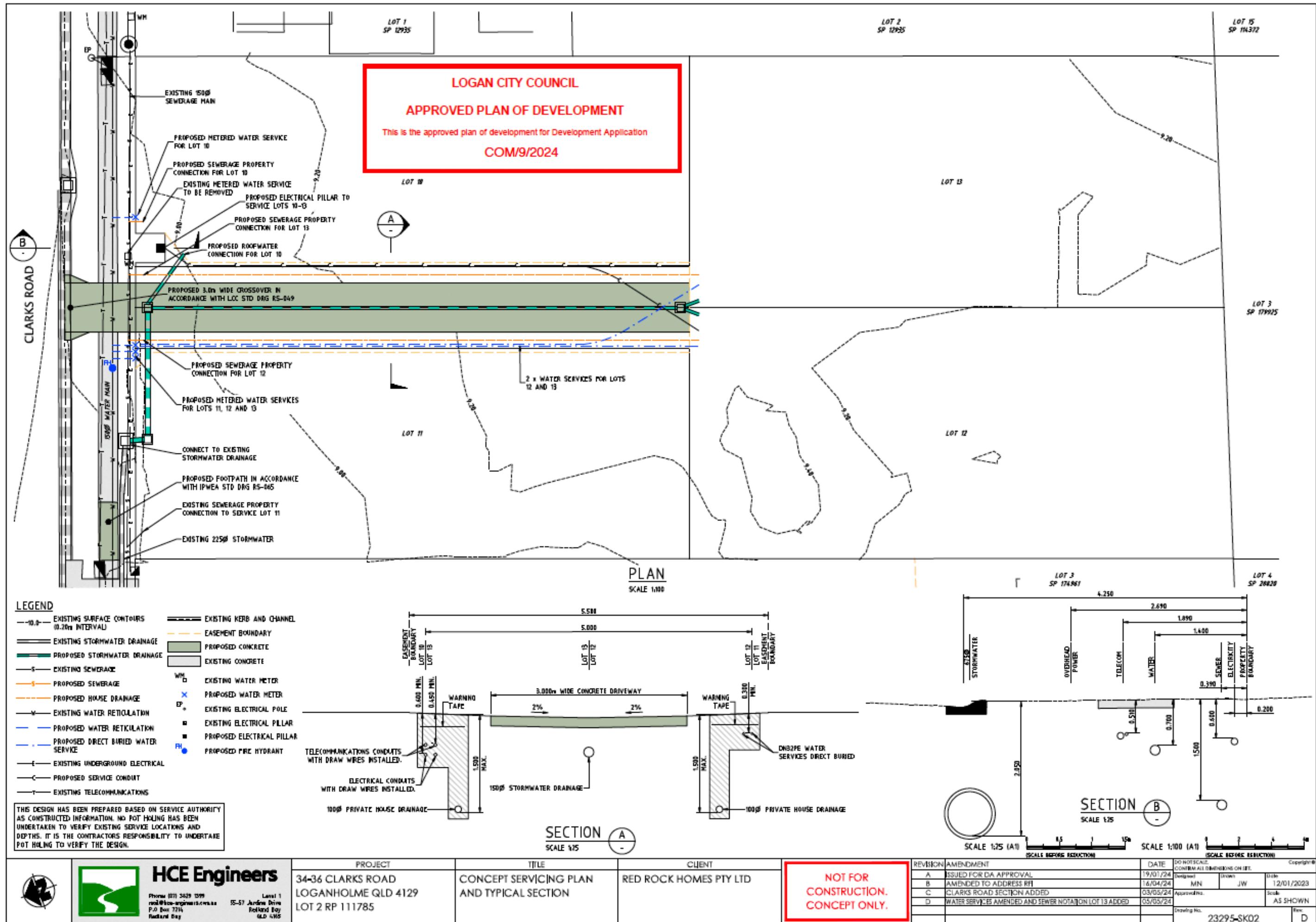
Approved Plan Of Development

34/36 Clarks street, Loganholme

Approved Plan Of Development

A recent development approval at 34–36 Clarks Road illustrates council's ongoing support for well-planned infill projects within this pocket of Loganholme. While smaller in scale than 42–44 Clarks Road, the site provides a valuable local precedent, confirming the suitability of the area for future subdivision and residential growth under the Low Density Residential – Suburban precinct. The approval highlights consistent planning outcomes and reinforces the development potential of the subject site, subject to council approval (STCA).





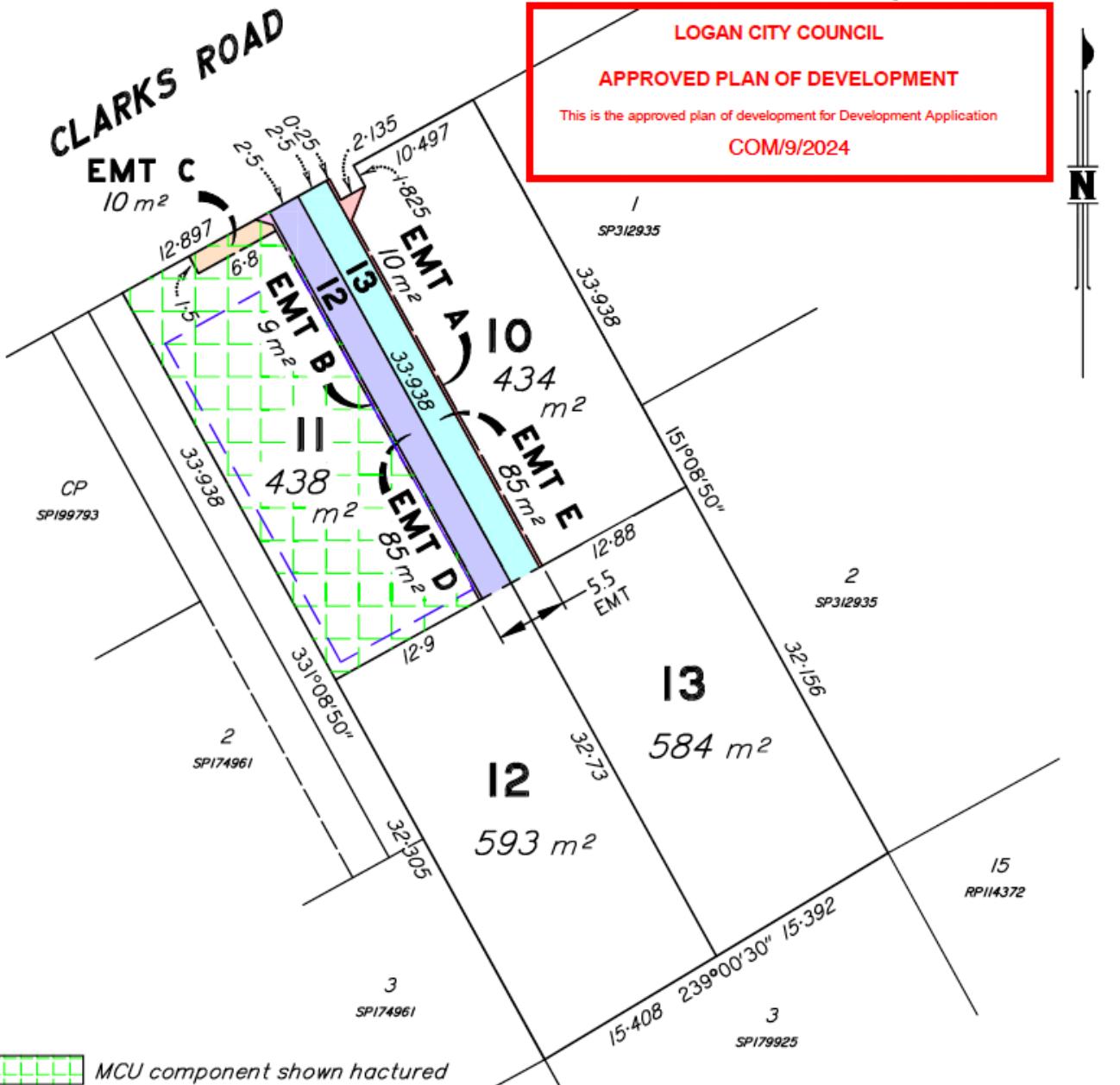
Specific Development Provisions

General

- For completeness and irrespective of the stated setbacks, structures cannot encroach on retaining wall footings and easements.
- Class 10 buildings may encroach within the setbacks where the height of the building is no more than 4.5m, has an average height of no more 3.5m, and a total length of no more than 9.0m (as per QDC).
- Setbacks are measured from the boundary to outermost projection (OMP).
- Eaves are not considered an outermost projection (OMP).

Plan of Development Table	Ground Floor	First Floor
Front Setback (Road Frontage)	5.0m	5.0m
Side and Rear Setback		
Side	1.5m	2.0m
Rear	1.5m	2.0m
Site Coverage	60%	

Building Setbacks



NOTE:
This plan is of a Proposed Subdivision to accompany a Subdivision Application and should not be used for any other purpose. The dimensions, areas and total number of lots shown herein are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

PLAN OF DEVELOPMENT DWELLING HOUSES ONLY
LOTS 1 to 4
Cancelling Lot 2 on RP111785
34-36 CLARKS ROAD, LOGANHOLME
LOGAN CITY COUNCIL

Norris Clarke & O'Brien Pty Ltd
NCC Licensed Surveyors
Town Planners
Development Consultants
Level 1 - Aldi Centre, 12 Bishop Street
Kelvin Grove QLD 4059
ph: 07 3012 0000 fax: 07 3012 0099
email: info@nccb.com.au
ACN 056 870 770 ABN 15 056 870 770
Date Dwg.
8/02/2024 11569PD-D.DWG

Scale in Metres 1:500 at A4

Ref. 11569PD Issue D

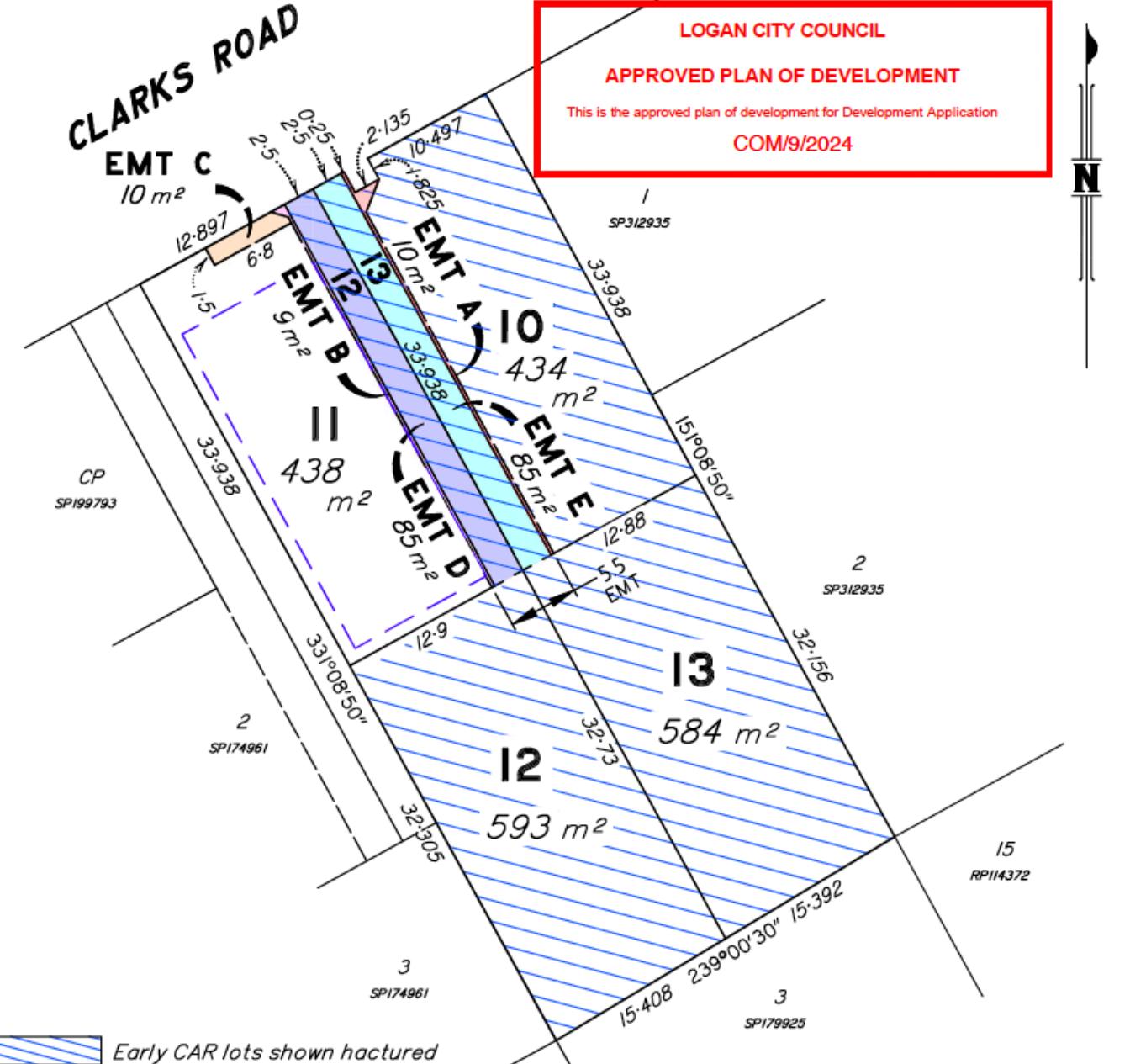
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Building Setbacks



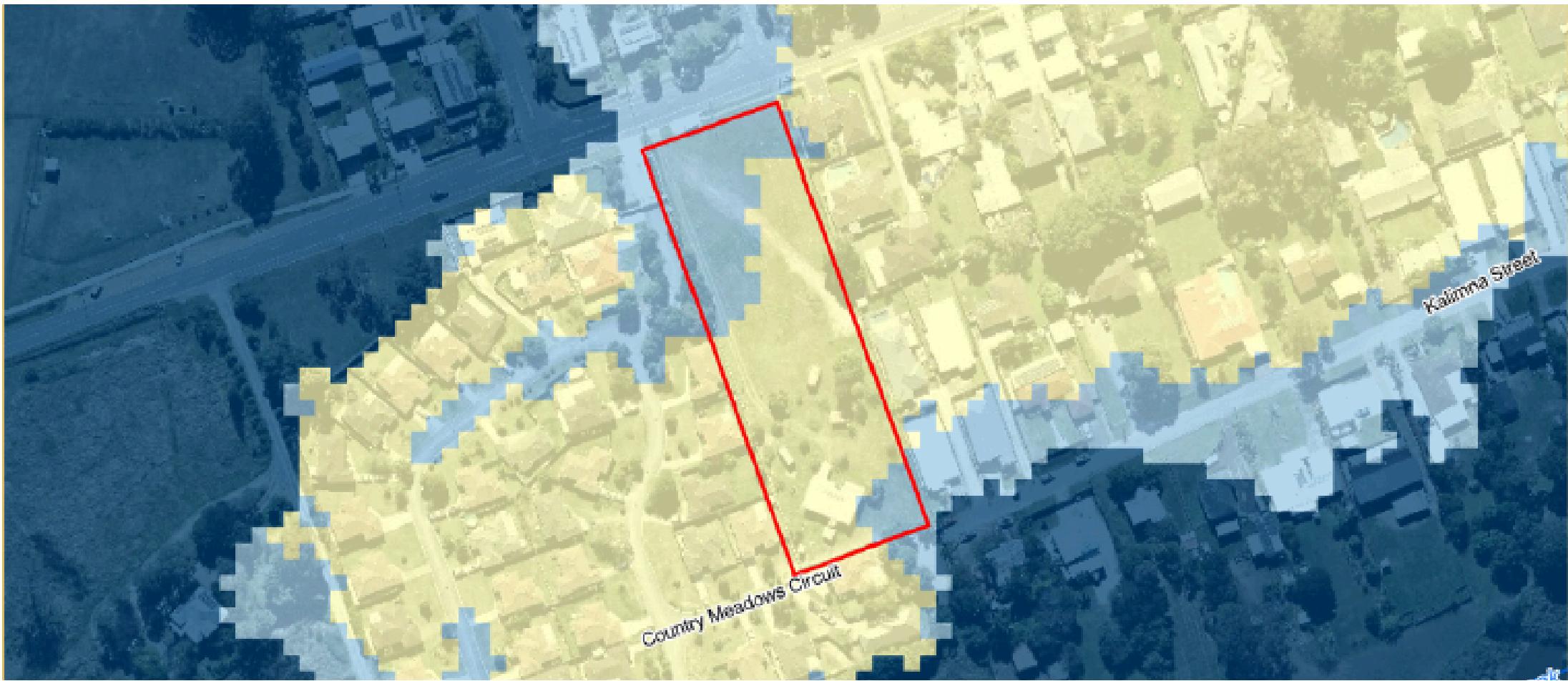
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PLAN OF DEVELOPMENT EARLY CONCURRENCE AGENCY REQUEST
LOTS 1 to 4
Cancelling Lot 2 on RP111785
34-36 CLARKS ROAD, LOGANHOLME
LOGAN CITY COUNCIL

Norris Clarke & O'Brien Pty Ltd
NCC Licensed Surveyors
Town Planners
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Level 1 - Aldi Centre, 12 Bishop Street
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ph: 07 3012 0000 fax: 07 3012 0099
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Date Dwg.
8/02/2024 11569PD-D.DWG

Scale in Metres 1:500 at A4

Ref. 11569PD Issue D



Latest Flood Risk

The extract here comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.

High

Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.

Moderate

Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.

Low

Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.

Flood levels

The table below displays flood levels from the most recently accepted flood studies affecting this property. To view the flood study documents please see the Flood page on Council's website.

The levels are measured in Australian Height Datum (AHD), where sea level is approximately zero (0) metres. The level displayed in the table below is the maximum flood level on the property for that event (likelihood). For some properties, particularly large properties or those on a significant slope, flood levels can vary significantly.

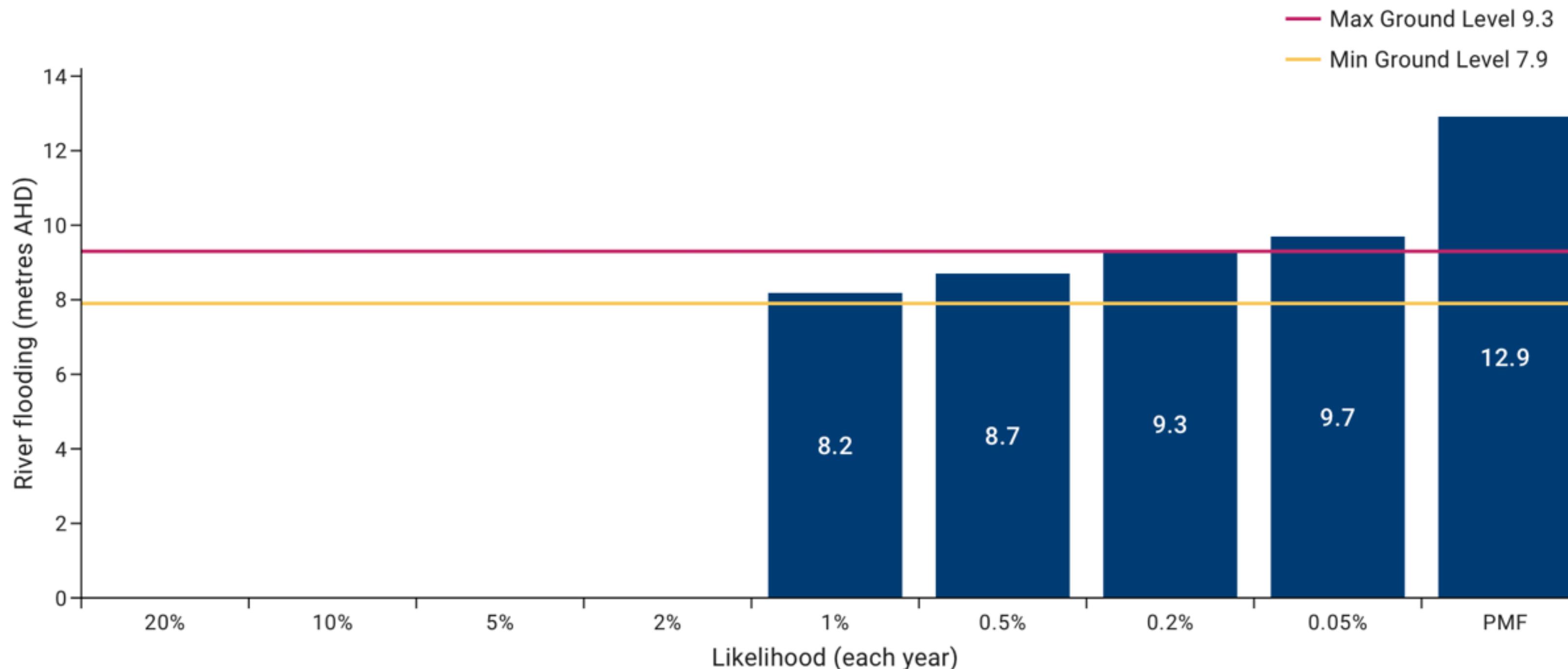
The most likely flood scenarios is shown at the top of the table, with the Probable Maximum Flood (PMF) at the bottom, being the least likely but most serious flood scenario.

Some properties may be impacted by only river flooding or only creek flooding, and some may be impacted by both. There may also be other sources of inundation that may impact the property and affect flood levels, based on overland flow or local creeks where studies have not yet been completed.

Likelihood (each year)	River flooding
20% chance	Not applicable
10% chance	Not applicable
5% chance	Not applicable
2% chance	Not applicable
1% chance	8.2 metres AHD
0.5% chance	8.7 metres AHD
0.2% chance	9.3 metres AHD
0.05% chance	9.7 metres AHD
PMF	12.9 metres AHD



Flood and Ground Levels in metres AHD



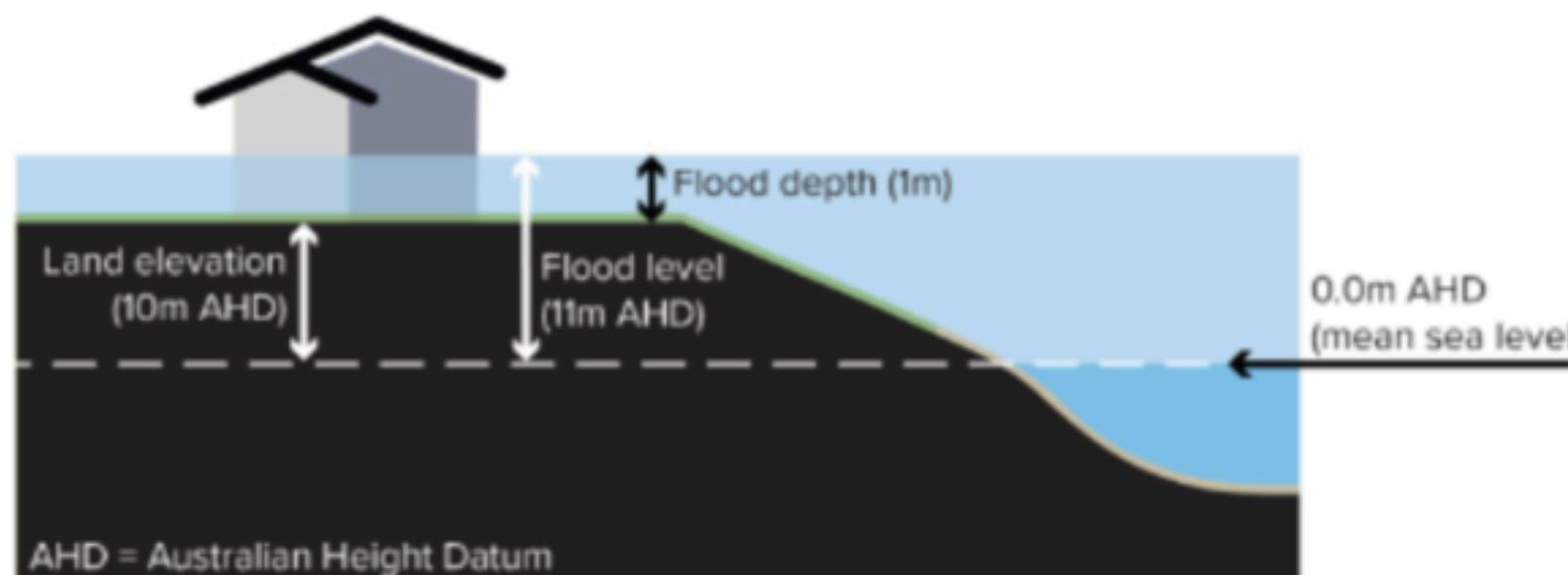
Ground Levels

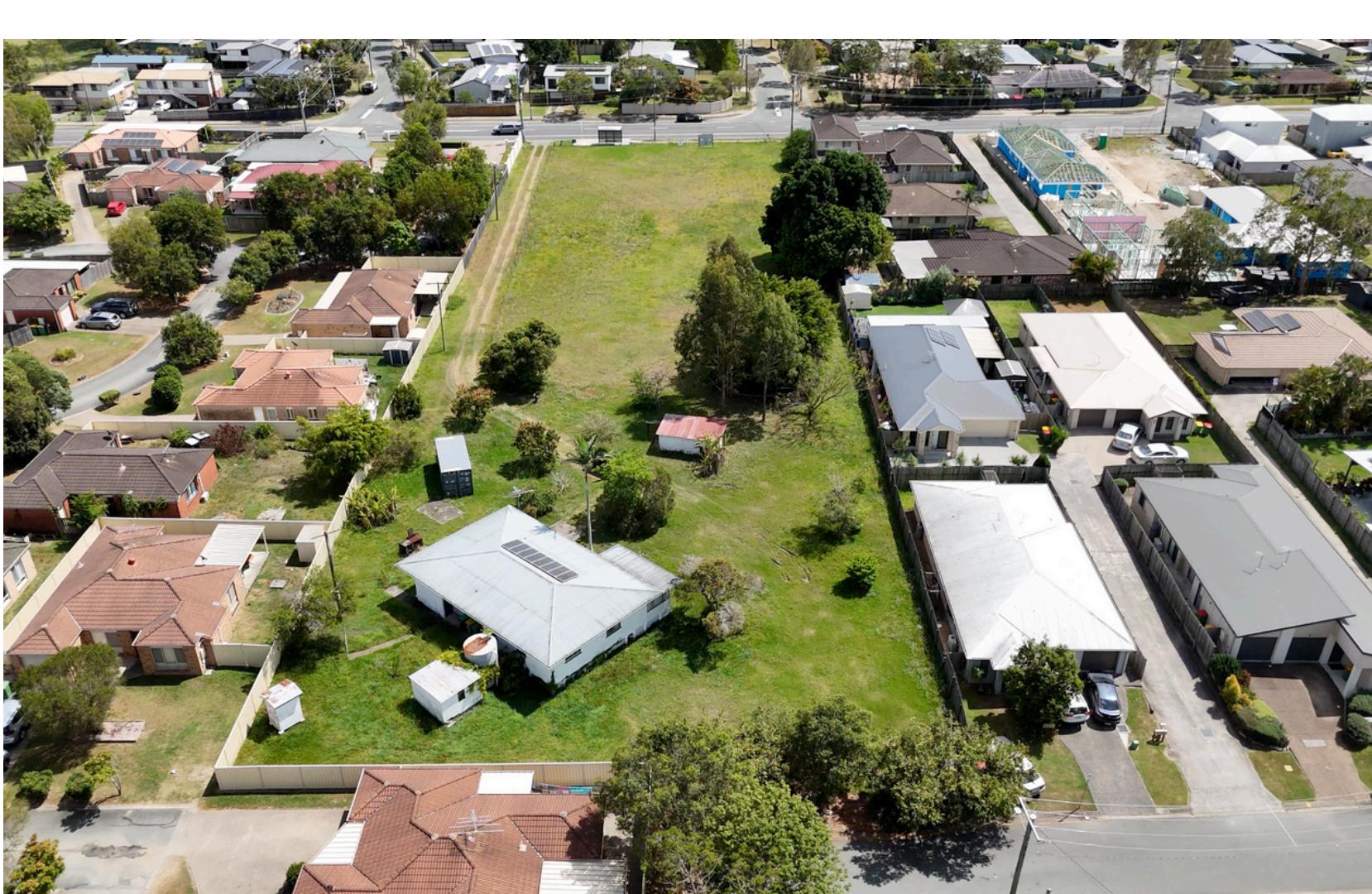
Ground levels are based on an aerial LiDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	7.9 metres AHD
Maximum ground level	9.3 metres AHD

Source: 2021 Digital elevation model (1 metre grid)

The projected flood depth (how deep the water may be above ground, in metres) is the difference between the flood levels in the section above and the ground levels in this table. The diagram below provides an example (land elevation is ground level).





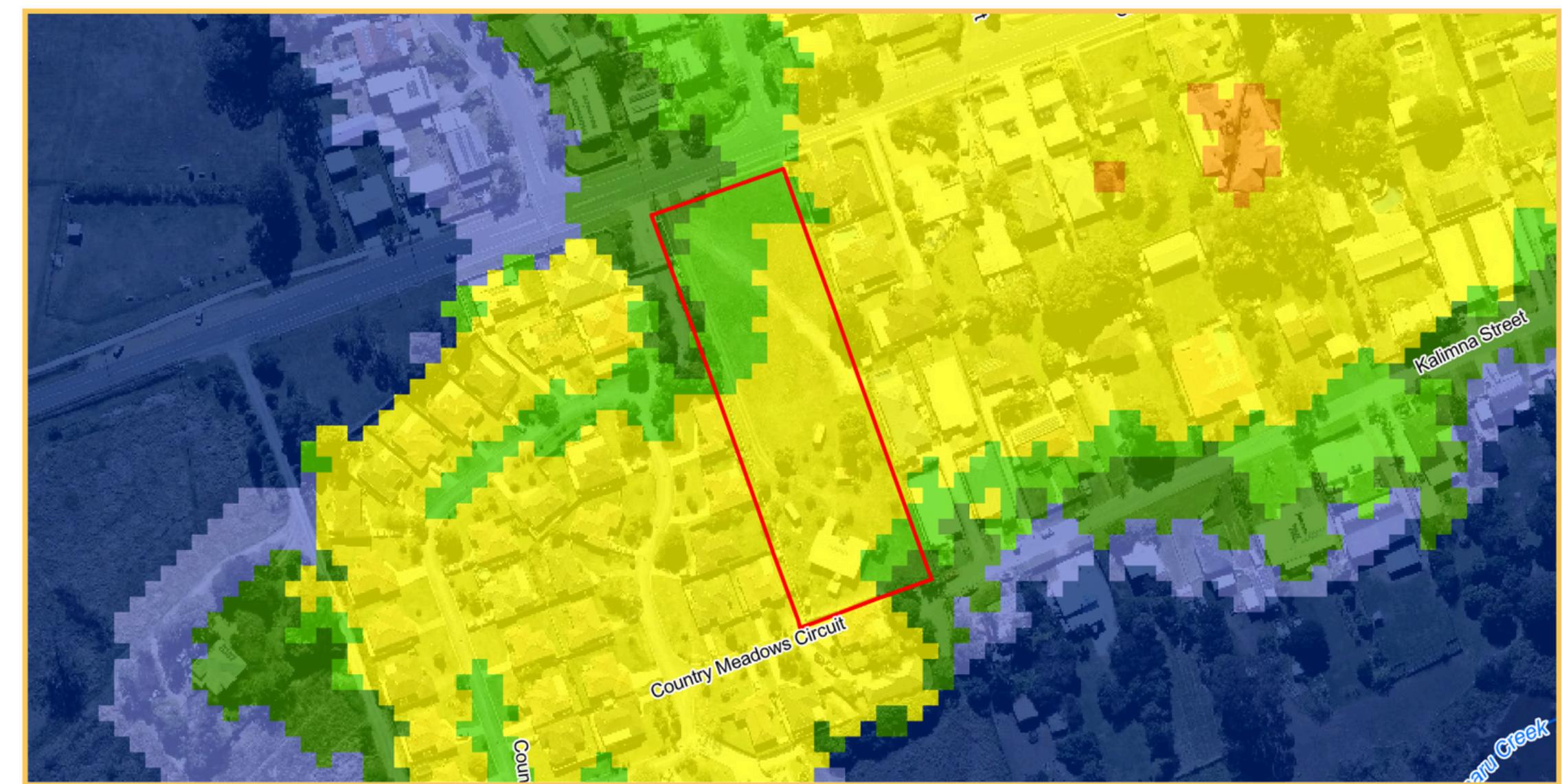
Overflow Land

Overland flow is water (stormwater/rainfall run-off) that exceeds the capacity of drains, pipes and channels during heavy rainfall events and travels down land towards waterways. It generally occurs quickly and for shorter periods of time.



LEGEND

	5% chance	The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
	2% chance	The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
	1% chance	The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
	0.5% chance	The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
	0.05% chance	The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.
	PMF	The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change.



Future Climate Scenarios

Future climate scenarios map shows the projected extent of flooding (affected areas) for multiple flood scenarios for all river and flood studies, including the projected impacts of climate change.

Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

Flood event	Property impacted
1974	No
2017 (after ex Tropical Cyclone Debbie)	No
2022 (late February / early March)	No

Planning Scheme Maps

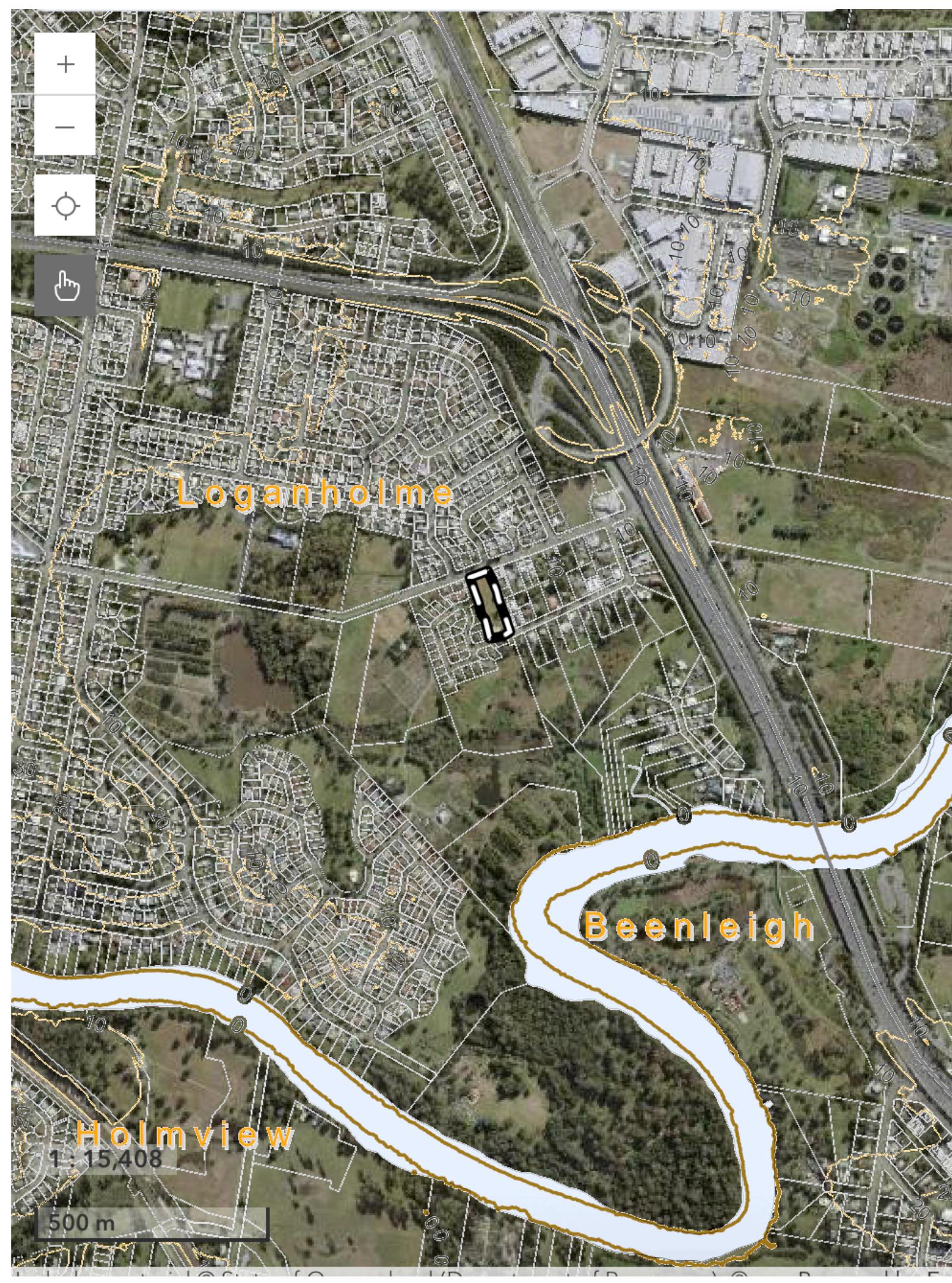
The selected property is shown below on an extract of the Flood Overlay Maps from the Logan Planning Scheme 2015 V9.2 with TLPI No. 1/2024. Various provisions of the planning scheme which refer to properties affected by the Flood Overlay Maps will apply to the flood affected areas for the purposes of planning and development. This may include, for example, raised building floor levels and achieving safe vehicle access to the road network.

OM-05.01 Isolated islands



OM-05.02 High flow area





Property Details

Address: 42-44 Clarks Road LOGANHOLME QLD 4129
Lot/Plan: Lot 1 RP 104044 **Property** 202717
Property Size: 6,295 m² (survey plan area) **Key:**
Zone and precinct: Low Density Residential - Suburban **Division:** 10
Local plan: N/A
Local plan precinct: N/A

Activity Details

Activity: **Other development - Reconfiguring a lot**
Definition: Reconfiguring a lot means -
(a) creating lots by subdividing another lot; or
(b) amalgamating 2 or more lots; or
(c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or
(d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation;
(e) creating an easement giving access to a lot from a constructed road.
Examples: Subdivision
Does not include: Dividing land by an agreement that is a lease for a term, including renewal options, not exceeding 10 years. Dividing land by an agreement that is for the exclusive use of part of the common property for a community titles scheme.
Other considerations: In addition to the town planning requirements outlined below, please ensure you comply with other applicable obligations such as [licensing](#), [local laws](#) and [building approval](#).

Development Assessment

Development application required?	Yes (Code assessable) Subject to criteria, applicable codes and overlays (listed below) 
Criteria	Applicable Codes
all proposed lots are 400 square metres or greater and all proposed rear lots are 500 square metres or greater or If reconfiguring an existing or approved Multiple dwelling	Infrastructure code Landscape code Reconfiguring a lot code Servicing, access and parking code Filling and excavation code
Development application required?	Yes (Impact assessable) May not be supported - please seek advice from Council 
Criteria	Applicable Codes
not code assessment (i.e. does not meet the criteria for assessable development (code))	The planning scheme

Overlays

This property is affected by the overlays listed below, and the related overlay codes may apply. The codes include requirements for development and can be found in Part 8 of the [Logan Planning Scheme](#). To review the applicability of these codes please check the Tables of Assessment (Part 5 of the [Logan Planning Scheme](#)).

Overlay	Area affected	Portion affected
OM - 01.01 - Potential and actual acid sulphate soils >5 m AHD <= 20m AHD	6,198.4 m ²	100 %
OM - 02.01 - Primary vegetation management area	531.2 m ²	8.6 %
OM - 02.04 - Matters of local environmental significance	531.2 m ²	8.6 %
OM - 03.01 - Bushfire hazard - Potential impact buffer area	105.1 m ²	1.7 %
OM - 05.04 - Moderate flood risk area	2,107.6 m ²	34 %
OM - 05.04 - Low flood risk area	4,090.8 m ²	66 %
OM - 10.00 - Residential overlay	6,198.4 m ²	100 %
OM - 14.02 - Wetland buffer area	531.2 m ²	8.6 %

Please note: the area affected for each overlay is calculated based on the spatial area of the property; slight differences between the survey plan area and the spatial / shape area may exist for some properties. The survey plan area prevails for planning and/or legal purposes/decisions.

Flood risk: whether or not the Flood Hazard Overlay is identified in the list above, please refer to the Flood Report to check the latest available information from recently completed flood studies about the flood risk on this property.

Development controls

Listed below are some of the development controls applicable to this activity and location. For a complete list, including controls that may be more complex or require qualification (e.g. relating to amenity and character), please refer to the applicable codes (listed above) in the [Logan Planning Scheme](#).

Minimum lot size	400 square metres
Minimum frontage - Normal	12.5 metres
Minimum frontage - Cul-de-sac	10 metres
Minimum frontage - Corner lot	15 metres
Rear lot maximum access strip length	35 metres
Rear lot minimum area clear of access strip	500 square metres
Rear lot minimum access strip width	4 metres 4m driveway reserve width and 3m pavement width for one rear dwelling. 5.5m driveway reserve width and 3m pavement width for two to four rear dwellings. 8m driveway reserve width and 5.5m pavement width for five or more rear dwellings.
Rear lot passing bays required	Yes Where 2-4 dwellings are serviced by the access driveway.
Rear lot on-site refuse collection required	Yes Where 4 or more dwellings are serviced by the access driveway.
Minimum lot size - rear lot	500 square metres
Frontage diversity requirements	15 metres wide Where 10 or more lots are being created, a minimum of 30% of lots must exceed this requirement, with a diversity of frontage widths and lot sizes.

Please note:

1. This report does not form part of the Logan Planning Scheme. This report is a guide only to assist with preliminary planning enquiries, and does not cover all of the relevant considerations for proposed developments. The [Logan Planning Scheme](#) is the central document in relation to the use and development of land in the City of Logan, with the exception of the Priority Development Areas, which are managed by the Queensland Government. The relevant sections of the planning scheme must be referred to for further detail to support any decision making or applications.
2. Where there are current development approvals over a site (such as a variation approval), these approvals take precedence and may contain requirements different to those within the Logan Planning Scheme. Such approvals are common within new residential estates. Please use the [Development Enquiry tool](#) to determine the existence of any such approvals.
3. The Transport Noise Corridors overlay (OM-12) in the [Logan Planning Scheme](#) is provided for information purposes only and does not regulate development under the planning scheme. The Transport Noise Corridors are State-controlled roads, railways or major local government roads that have been designated under the Building Act 1975 and referred to in [Queensland Development Code MP4.4. - Buildings in transport noise corridors](#). To determine if a transport noise corridor applies, visit <https://planning.dsdmip.qld.gov.au/maps>.
4. Where there are multiple factors associated with a development on a particular site, the category of development and assessment is taken to be the highest one applying to any individual factor. For example, for multiple uses, if one use is code assessable and the other impact assessable, the application would follow the impact assessment process and require public notification.
5. While all reasonable care has been taken in producing this information, Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with, any loss of damage suffered as a result of any inaccuracies, errors or omissions, or your reliance on this information.
6. For further detail about:
 - a. Categories of Development and Assessment – refer to Part 5 of the [Logan Planning Scheme](#) (Tables of Assessment).
 - b. Development Codes – the applicable codes are listed in Part 5 as Assessment benchmarks for assessable development, and requirements for accepted development. Please refer to the Logan Planning Scheme to review the detail of relevant codes:
 - I. [Part 6](#) for Zone codes.
 - II. [Part 7](#) for Local Plan Codes.
 - III. [Part 8](#) for Overlay Codes.
 - IV. [Part 9](#) for activity-based development codes (e.g. dwelling house, home-based business, reconfiguring a lot).

Further information and definitions

Accepted development	Accepted development is development that does not require Council approval. In most instances, the Logan Planning Scheme will identify requirements (acceptable outcomes) that the development must meet, in order to remain as accepted development. These requirements are listed in the Tables of Assessment (Part 5 of the Logan Planning Scheme). If the accepted development does not comply with one or more of the identified acceptable outcomes of the applicable codes, it becomes code assessable, with a development application needing to be lodged with Council.
Code Assessable	Code assessable development requires Council approval before it can go ahead. A development application must be lodged with Council and will be assessed against the relevant codes identified in the Tables of Assessment (Part 5 of the Logan Planning Scheme).
Impact Assessable	Impact assessable development requires Council approval before it can go ahead. The highest level of assessment applies to the development application, and approval may not be granted due to likely conflicts with the scheme. The process also involves public notification (i.e. the opportunity for public comment/submissions about the proposed development).
Amenity	The pleasant or normally satisfactory aspects of a place which contribute to its overall character and the enjoyment of residents or visitors. It embraces all the features, benefits and advantages inherent in the environment, and includes considerations such as the usefulness of features/facilities, the character and appearance of buildings and works, the proximity to services/facilities, quality infrastructure, and the absence of noise, unsightliness or offensive emissions.
Equivalent dwellings	For the purposes of the Logan Planning Scheme the following factors are used to determine the number of equivalent dwellings for a proposed development: (a) a one bedroom dwelling equals 0.5 equivalent dwellings; (b) a two bedroom dwelling equals 0.7 equivalent dwellings; (c) a dwelling with three or more bedrooms equals 1 equivalent dwelling. For example, a dual occupancy being 2 units having 3 or more bedrooms each would equate to 2 equivalent dwellings.
GFA	Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for building services, plant or equipment, access between levels, a ground floor public lobby, a mall, parking, loading or manoeuvring vehicles, or unenclosed private balconies whether roofed or not.
Local Plans	Local plans are used in Logan's centres, and provide a further level of detail in those localities designed to achieve specific outcomes (e.g. Springwood is a centre focussed on business/commerce). Local plans may also include precincts.
Net density	The number of equivalent dwellings divided by the site area in hectares. For example 2 equivalent dwellings on an 800 square metre lot = 25 equivalent dwellings per hectare.

Overlays	Overlays exist to protect a particular and important aspect of land (e.g. vegetation, water quality, heritage) or to regulate where development cannot occur or is constrained (e.g. due to flooding, steep slopes). The presence of an overlay on a property may trigger a higher category of development and assessment.
Precincts	A precinct is an additional level of detail, below a zone or local plan, which further guides and influences the type and scale of land use and development. For example, at a precinct level there may be requirements such as maximum building heights and minimum separation distances.
Site	The land that the development is to be carried out on, which may be all of a property/lot, part of a property/lot, or a combination of parts from multiple properties/lots.
Zone / zoning	Zones are used in the planning scheme to regulate the types of activities which occur in different areas. For example, in a residential area activities like industry, manufacturing or large shopping centres are inappropriate. Zones provide certainty for the community and help to maintain diversity, prosperity and liveability. Zones may include one or more precincts.
Pharmacotherapy clinic	Premises which involve the treatment of patients through the use of medications to respond to drug dependence, including as a replacement or substitution treatment for opioid dependence. Excludes a chemist.
Gaming	Means the inclusion of a gaming machine as defined in the Gaming Machine Act 1991.
Low density residential	The Low density residential zone is generally intended for residential uses such as dwelling houses, and may include small scale shops and facilities/services to support local residents. The zone aims to create safe, comfortable, quiet and private residential environments.
Suburban	Development is characterised by a Dwelling houses in an urban landscape setting. Examples of other possible uses include Multiple dwellings, Relocable home parks, Retirement villages as well as non-residential uses, such as Childcare centres, Food and drink outlets and small-scale Shops which cater for local residents.
Filling and excavation code	To protect premises, visual amenity, people (personal health and safety), existing and planned infrastructure and natural physical processes and ecosystems from adverse impacts associated with filling or excavation. Logan Planning Scheme Part 9.4.2
Infrastructure code	To ensure that safe and efficient infrastructure is provided to service development, and that development protects and integrates with the existing and planned infrastructure networks (movement, parks, water, sewerage, stormwater, utilities, land for community facilities), and protects personal health, safety, premises and environmental values. Logan Planning Scheme Part 9.4.3
Landscape code	To enhance visual amenity of the built and natural environment by ensuring landscaping is designed and located to respond to site conditions, protect buildings, infrastructure, movement networks and personal health and safety, buffer incompatible uses, retain significant vegetation and rehabilitate degraded areas. Logan Planning Scheme Part 9.4.4

Reconfiguring a lot code	To ensure that reconfiguring a lot results in design outcomes consistent with the intended character of the surrounding areas, and that new lots are of appropriate size, shape, dimension and density to accommodate development. Logan Planning Scheme Part 9.4.6
Servicing, access and parking code	To ensure that development satisfies the demand for parking, provides safe, functional and legible parking, access and servicing, and protects the movement network. Logan Planning Scheme Part 9.4.7

Logan City Council

Phone (07) 3412 5269

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Email: council@logan.qld.gov.au

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