

Property Report

Logan Planning Scheme 2015 V9.0 with TLPI 1/2023

Property Details

Address:	66-70 Sylvan Road PARK RIDGE SOUTH QLD 4125
Lot/Plan:	Lot 15 RP 206916
Property Key:	279642
Property Size:	8,000 m ² (survey plan area) 7,993.8 m ² (shape area)
Covenants and Easements:	Please view the survey plan to check if a covenant (CV) or easement (EA) applies to this property. Covenants and easements are rights or interests that may restrict usage of the land.
Division:	8 Mayor and Councillors

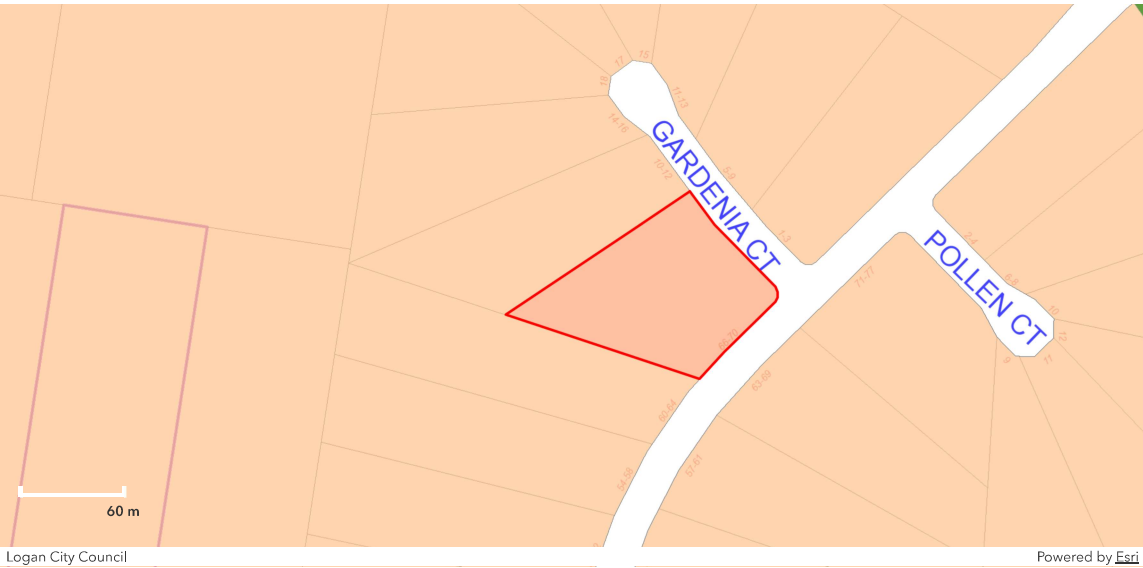
Zone and precinct: Emerging Community

For further information, please see Part 6 of the [Logan Planning Scheme](#).

Local plan: N/A

Local plan precinct: N/A

For further information, please see Part 7 of the [Logan Planning Scheme](#).



Overlays

Overlay	Area affected	Portion affected
OM - 02.01 - Secondary vegetation management area	7,993.8 m ²	100 %
OM - 02.04 - Matters of local environmental significance	7,993.8 m ²	100 %
OM - 10.00 - Residential overlay	7,993.8 m ²	100 %

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. Where properties have been recently created or re-surveyed, slight changes in boundary alignment may impact the calculation of overlay impact and the alignment of some overlay maps. This may also impact alignment in the zoning map illustrated at the top of this report, as cadastral changes (for property, road and watercourse boundaries) occur more frequently than planning scheme mapping amendments.

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.

For further information about the impact of these overlays on any proposed development, see Part 5 and Part 8 of the [Logan Planning Scheme](#).

Local Government Infrastructure Plan (LGIP)

Please note: : The LGIP represents Council's intentions for the provision of trunk infrastructure, based on assumptions about changing population, employment and development (i.e. the increasing type, scale and location of demand for this infrastructure). This information is subject to change and should not be relied upon to indicate the exact location and nature of future (proposed) infrastructure. For further information please refer to Part 4 of the [Logan Planning Scheme](#), or contact Council.

LGIP - 06.00 - Existing trunk road

Please note: This report does not form part of the Logan Planning Scheme. 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.

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