

PROPERTY REPORT



Property Details

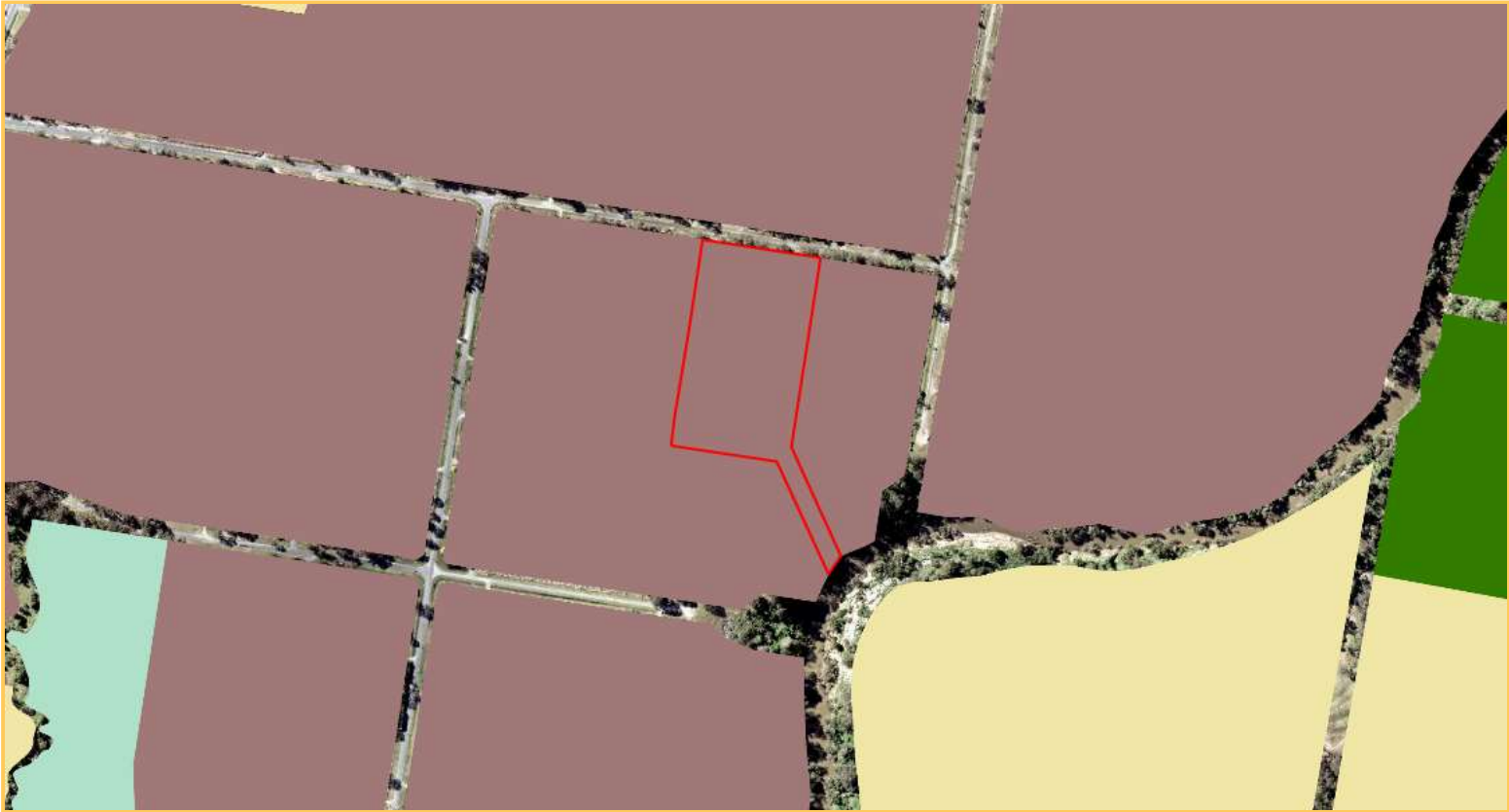
Address:	97-111 Wearing Road NORTH MACLEAN QLD 4280
Lot/Plan:	Lot 29 RP 128917
Property Key:	287061
Property Size:	30,530 m ² (survey plan area)
Covenants and Easements:	Please view the survey plan to check if a covenant (CV) or easement (EA) applies to this property. Covenants and easements are rights or interests that may restrict usage of the land.
Division:	9 Mayor and Councillors

Planning Scheme Details

Planning Scheme:	Logan Planning Scheme 2015 V9.2 with TLPI 1/2024
Zone and Precinct:	Rural Residential - Cottage Rural

Local Plan: N/A

Local Plan Precinct: N/A



LEGEND

 Centre	 Community facilities	 Emerging community
 Environmental management and conservation	 Low density residential	 Low impact industry
 Low-medium density residential	 Medium density residential	 Medium impact industry
 Mixed use	 Priority development area	 Recreation and open space
 Rural	 Rural residential	 Special purpose
 Specialised centre		

Overlays

Overlays mark areas where extra rules apply for land use and development due to natural hazards, like bushfire or flooding, or where we need to protect values like our biodiversity, heritage and waterways. They also help us manage health, safety and assets in areas near infrastructure like powerlines, transport corridors and water pipelines. To learn more please see Part 5 and Part 8 of Logan's Planning Scheme.

Refer to the [map legend](#) to understand the symbology on the overlay maps.

OM - 01.01 - Potential and actual acid sulphate soils ≤ 5 m AHD



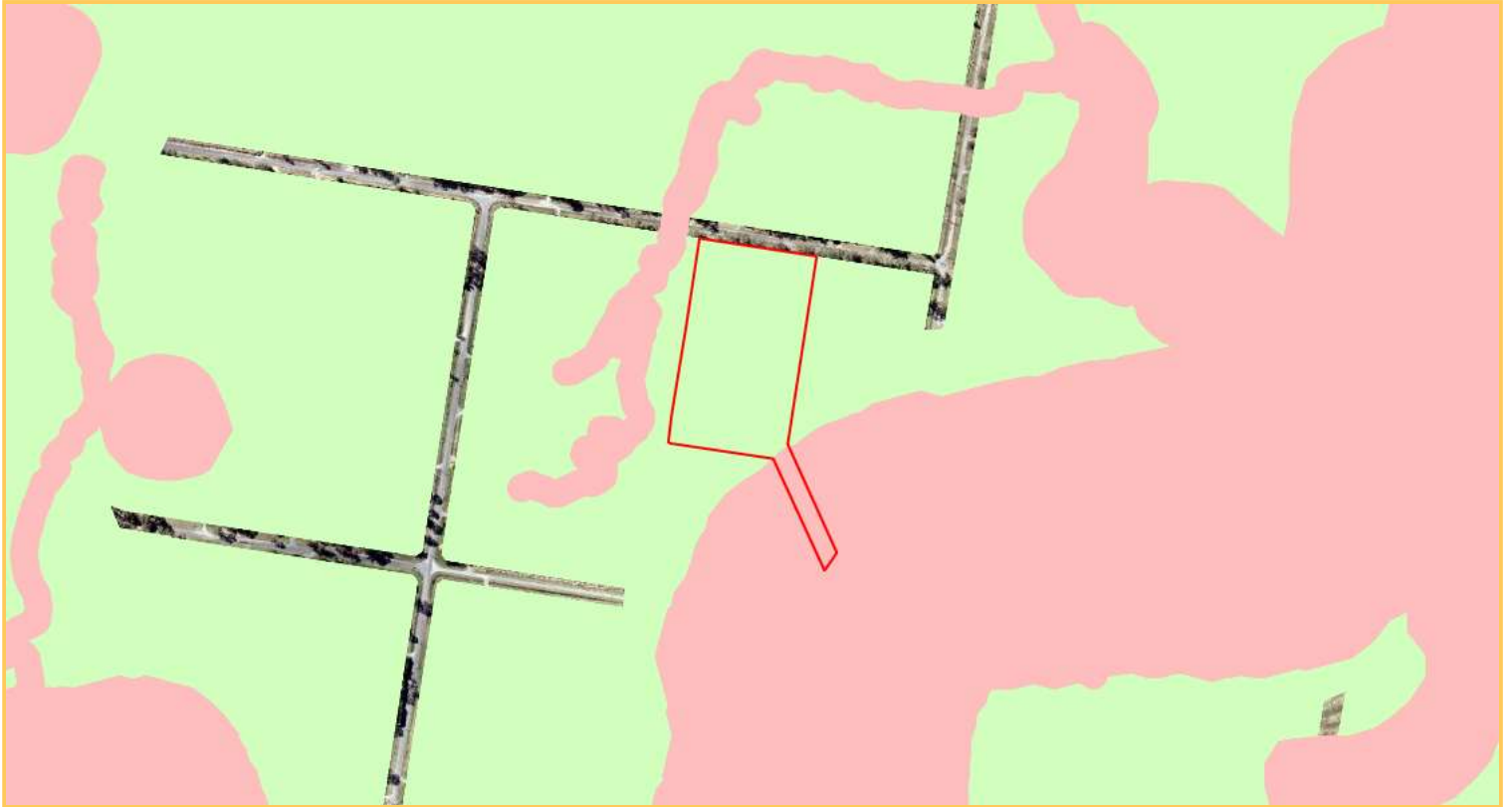
OM - 01.01 - Potential and actual acid sulphate soils > 5 m AHD ≤ 20 m AHD



[OM - 02.01 - Primary vegetation management area](#)



[OM - 02.01 - Secondary vegetation management area](#)



[OM - 02.02 - Biodiversity corridor](#)



OM - 02.04 - Local and state environmental significance - Polygons



[OM - 03.01 - Bushfire hazard - Medium potential](#)



[OM - 03.01 - Bushfire hazard - Potential impact buffer area](#)



[OM - 05.01 - Low flood island](#)



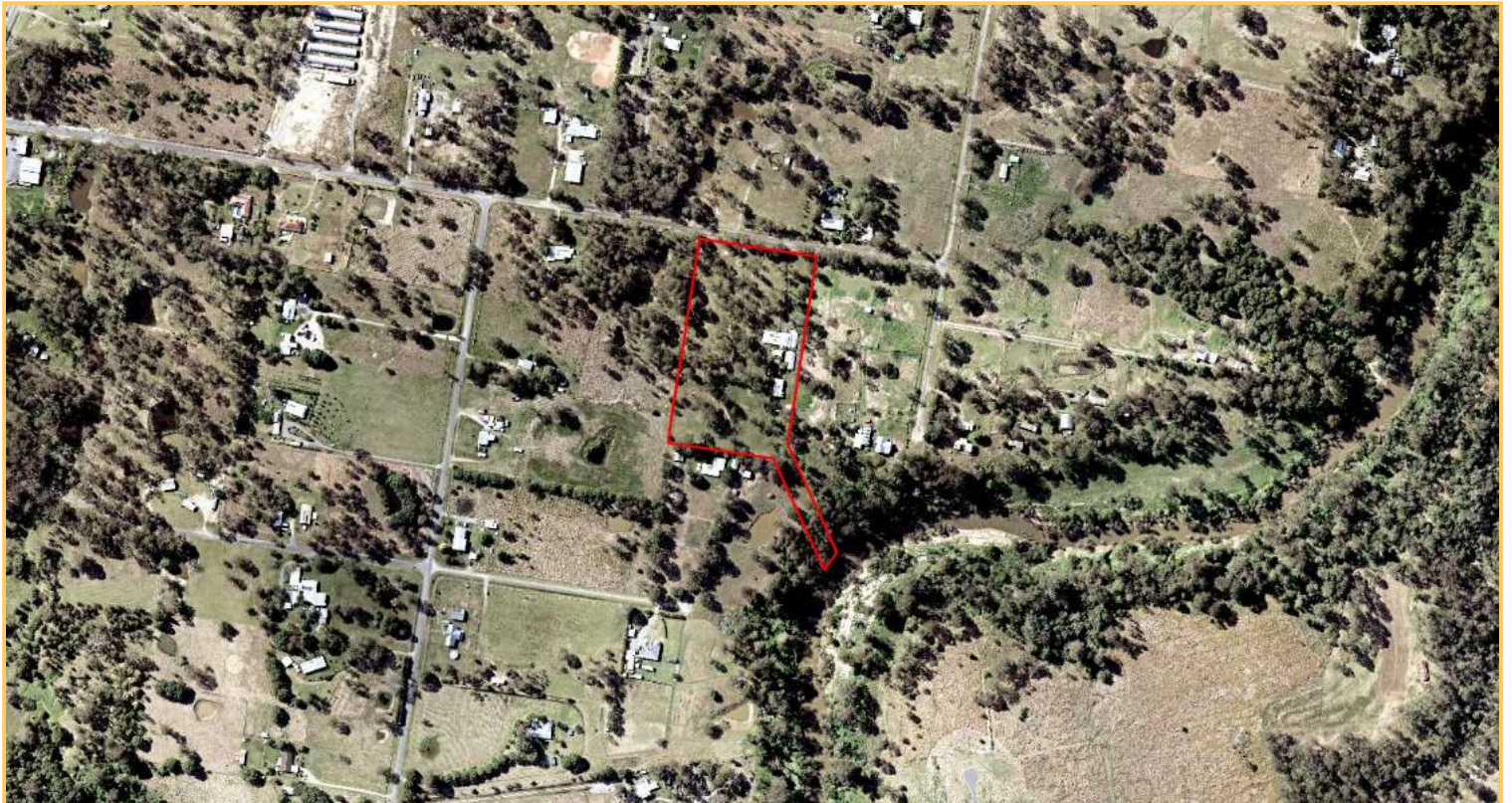
OM - 05.02 - High flow area



OM - 05.04 - High flood risk area



[OM - 05.04 - Moderate flood risk area](#)



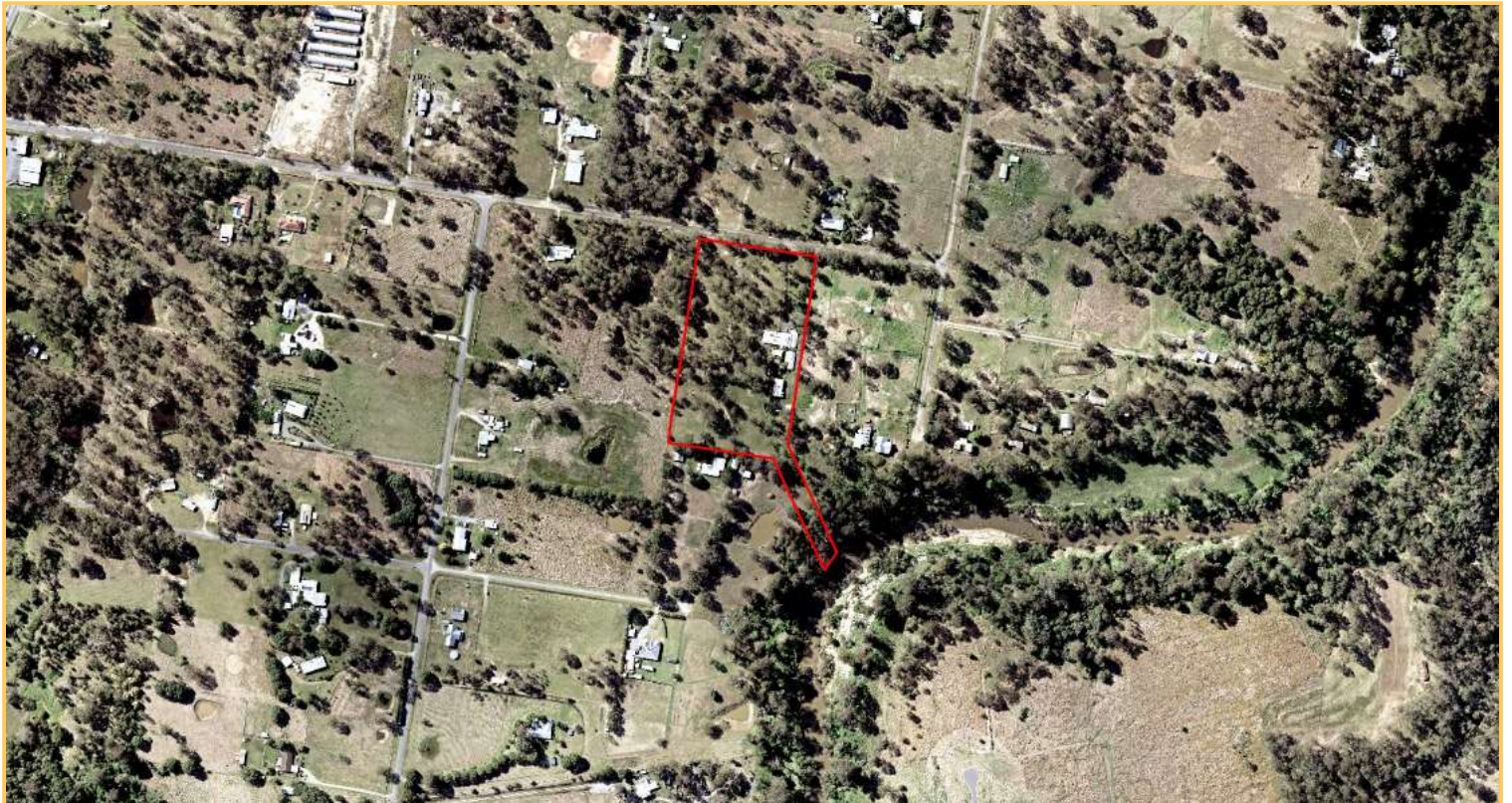
OM - 05.04 - Low flood risk area



OM - 08.01 - Landslide $\geq$ 15% slope



[OM - 10.00 - Residential overlay](#)



Please note: the extent of the property impacted by overlays may be impacted by cadastral changes (for property, road and watercourse boundaries). These changes occur more frequently than planning scheme mapping amendments needed to re-align the overlays. For further advice please contact Council.

Flood risk: whether or not flood risk is identified in the overlays 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.

Can I Subdivide?

Property size:	30,530 m ² Survey plan area
Minimum size for new lots:	20 hectares in the urban footprint or 100 hectares in the regional landscape and rural production area. In Rural Residential - Cottage Rural
Subdivision potential:	Maybe • Consider constraints (overlays listed above) • Check covenants/easements (top right of report) • Consider frontage, access, slope, services • Check the Reconfiguring a Lot Code in the planning scheme • Learn more on Council's website

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 Logan's planning scheme or contact Council.

Please note: This report does not form part of Logan's 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.