



 **Christmas
Urban Planning**

Planning Report

650-660 Logan Reserve Road, Logan Reserve

Wedge No. 3 Pty Ltd

Executive Summary

Christmas Urban Planning has been engaged by Wedge No. 3 Pty Ltd (the 'Applicant') who seek to develop land at 650-660 Logan Reserve Road, Logan Reserve (formally described as Lot 16 on RP105335), for the purposes of a residential subdivision. The proposed subdivision intends to cater for Dwelling houses and Secondary dwelling development in accordance with a Plan of Development.

On 12 March 2024, Council granted an *Application under Superseded Planning Scheme* (ASPS/4/2024) which sought to apply the provisions of the superseded *Logan Planning Scheme 2015 (v8.1)*. The subject site is included within the Emerging community zone of the *Logan Planning Scheme 2015 (v8.1)* and is subject to the Logan Reserve Land Use Area Plan (LUAP). The LUAP prescribes the future intent of the site to be in accordance with the Low density residential zone (Village precinct). The proposed subdivision layout has therefore, been designed generally in accordance with the *Logan Planning Scheme 2015 (v8.1)* provisions with consideration also given to adjoining developments, surrounding infrastructure planning and written pre-lodgement feedback from Logan City Council (PLM/68/2022).

The proposed subdivision layout provides for a range of lot sizes and frontage widths to encourage diversity in housing product with varying facades and to facilitate more affordable housing choices within visually interesting streetscapes. The proposal also includes a Variation Request seeking adoption of the Low density residential zone provisions over the site in accordance with a Plan of Development (POD). The POD proposes minor variations to the Village precinct's applicable design and siting provisions that are comparable to recent surrounding approvals, ensuring a consistent character evolves as the area develops.

With reference to the above, and in accordance with the *Logan Planning Scheme 2015 (v8.1)* and the *Planning Act 2016*, this impact assessable Development Application seeks the following development permits:

- Reconfiguring a lot – 1 lot into 57 lots, road and drainage reserves;
- Material Change of Use – Variation Request to vary the effect of the Logan Planning Scheme and apply the Low density residential zone (Village precinct) provisions; and
- Building Work – Early Concurrence Agency Response.

The proposed development intends to obtain temporary vehicle access from Logan Reserve Road until surrounding lands development and Council's internal road network is constructed. Once alternate access can be achieved the proposed temporary vehicle access to Logan Reserve Road will be removed and will be restricted to pedestrian access only. Furthermore, the developer intends to dedicate the required land dedication along the site frontage to facilitate the intended widening of Logan Reserve Road, an Urban arterial single carriageway. Whilst outside the Priority Infrastructure Area, Logan Reserve Road is identified as a trunk road. As such, infrastructure credits will be sought for any costs associated with the dedication / construction works.

As the Development Application includes a Variation Request, a 30 business day public notification period applies. An assessment of the proposal against *Schedule 10* of the *Planning Regulation 2017* identified no referral agencies.

The contents of this report and the supporting technical reports are considered to appropriately address the applicable site constraints and relevant planning provisions. It is therefore, requested that Council approve this development application with relevant and reasonable conditions.

TABLE OF CONTENTS

| | |
|--|-----------|
| EXECUTIVE SUMMARY | II |
| TABLE OF CONTENTS | III |
| APPENDICES | III |
| 1. DEVELOPMENT APPLICATION SUMMARY..... | 1 |
| 1.1 DEVELOPMENT SITE PARTICULARS | 1 |
| 1.2 DEVELOPMENT APPLICATION MATTERS | 2 |
| 2. SITE ANALYSIS | 3 |
| 2.1 LOCATION..... | 3 |
| 2.2 EXISTING LAND USE AND APPROVALS | 3 |
| 2.3 ROAD FRONTAGES AND ACCESS ARRANGEMENTS | 3 |
| 2.4 TOPOGRAPHY | 3 |
| 2.5 VEGETATION | 4 |
| 2.6 SURROUNDING LAND USES / DEVELOPMENT APPROVALS | 4 |
| 3. PROPOSED DEVELOPMENT..... | 5 |
| 3.1 PROPOSAL SUMMARY | 5 |
| 3.2 RECONFIGURING A LOT | 5 |
| 3.3 MATERIAL CHANGE OF USE | 6 |
| 3.3.1 <i>Variation Request</i> | 6 |
| 3.3.2 <i>Dwelling House Provisions</i> | 6 |
| 3.4 SERVICING AND ENGINEERING MATTERS | 7 |
| 4.6 SUPPORTING APPLICATION MATERIAL | 7 |
| 4. PLANNING SCHEME ASSESSMENT | 8 |
| 4.1 APPLICABLE ZONE / PRECINCT | 8 |
| 4.2 LEVEL OF ASSESSMENT | 9 |
| 4.3 APPLICABLE OVERLAYS AND PLANNING SCHEME CONSIDERATIONS | 9 |
| 4.3.1 <i>Land Use Area Plan</i> | 9 |
| 4.3.2 <i>Applicable Overlays</i> | 10 |
| 4.3.3 <i>Applicable Assessment Benchmarks</i> | 12 |
| 4.4 PLANNING SCHEME ASSESSMENT | 12 |
| 5. ASSESSMENT OF STATE MATTERS..... | 16 |
| 6.1 STATE PLANNING POLICY (SPP) | 16 |
| 6.2 DEVELOPMENT ASSESSMENT MAPPING SYSTEM (DAMS) | 16 |
| 6.3 REFERRAL AGENCIES | 16 |
| 6.4 SCHEDULE 12A OF PLANNING REGULATION 2017 | 16 |
| 6. CONCLUSION..... | 18 |

APPENDICES

| | |
|-------------------|---|
| APPENDIX A | <i>Relevant Searches</i> |
| APPENDIX B | <i>Approval to Apply Superseded Planning Scheme</i> |
| APPENDIX C | <i>Proposal Plans</i> |
| APPENDIX D | <i>Assessment Benchmarks</i> |
| APPENDIX E | <i>State Mapping</i> |

1. Development Application Summary

1.1 Development Site Particulars

| | |
|---|---|
| Street Address: | 650-660 Logan Reserve Road, Logan Reserve |
| Real Property Description: | Lot 16 on RP105335 |
| Current Land Owner(s): | Keith and Helen Beasley <i>A Title Search is included in Appendix A.</i> |
| Site Area: | 4.513 hectares ≈ 45,130m ² |
| Road Frontage(s): | Logan Reserve Road - 102m (approx.) |
| Easements: | Nil |
| Local Authority: | Logan City Council |
| Applicable Local Planning Instrument(s): | Logan Planning Scheme v8.1 <i>Approval to apply the superseded Planning Scheme is include in Appendix B.</i> Temporary Local Planning Instrument (TLPI) 1/2023 |
| Zone: | Emerging community |
| Land Use Area Plan (LUAP): | Logan Reserve |
| LUAP Zone: | Low density residential |
| LUAP Precinct: | Village |
| Local Overlays: | <p>Acid sulfate soils overlay</p> <ul style="list-style-type: none"> OM-01.00 – Acid sulfate soils trigger OM-01.01 – Potential and actual acid sulfate soils >5m AHD <=20m AHD <p>Biodiversity areas overlay</p> <ul style="list-style-type: none"> OM-02.00 – Biodiversity areas trigger OM-02.01 – Primary vegetation management area OM-02.01 – Secondary vegetation management area OM-02.04 – Local and state environmental significance <p>Bushfire hazard overlay</p> <ul style="list-style-type: none"> OM-03.00 – Bushfire hazard trigger OM-03.01 – Bushfire hazard – Medium potential OM-03.01 – Bushfire hazard – Potential impact buffer area <p>Flood hazard overlay TLPI 1-2023</p> <ul style="list-style-type: none"> OM-05.00 – Flood assessment area OM-05.01 – Flood risk areas: <ul style="list-style-type: none"> High flood area Moderate flood area Low flood area Very low flood area OM-5.02 – High flow area <p>Regional infrastructure corridors and substations overlay</p> <ul style="list-style-type: none"> OM-09.00 – Regional infrastructure corridors and substations trigger OM-09.01 – Powerline corridor 110kv <p>Residential overlay</p> <ul style="list-style-type: none"> OM-10.00 – Residential overlay Transport noise corridors overlay OM-12.00 – Transport noise corridor trigger – Local government road <p>Waterway corridors and wetlands overlay</p> <ul style="list-style-type: none"> OM-14.00 – Waterway corridors and wetlands trigger OM-14.01 – Minor waterway |

| | |
|---------------------|--|
| DAMS Layers: | Urban footprint Water resource planning area boundaries Koala priority area – southern boundary Core koala habitat area |
| SPP Layers: | Agriculture: <ul style="list-style-type: none"> • Important agricultural areas Biodiversity: <ul style="list-style-type: none"> • MSES – Wildlife habitat (endangered or vulnerable) • MSES – Wildlife habitat (special least concern animal) • MSES – Wildlife habitat (koala habitat areas – core) • MSES – Regulated vegetation (category C) • MSES – Regulated vegetation (essential habitat) • MSES – Regulated vegetation (intersecting a watercourse) Natural Hazards Risk and Resilience: <ul style="list-style-type: none"> • Flood hazard area – Local Government flood mapping area* • Bushfire prone area |

1.2 Development Application Matters

| | |
|--------------------------------------|--|
| Development Permit(s) Sought: | Reconfiguring a lot: <ul style="list-style-type: none"> • One (1) lot into 57 lots + drainage reserve + road reserve; Material change of use: <ul style="list-style-type: none"> • Variation Request to override the Logan Planning Scheme (v8.1) and adopt the Low density residential zone (Village Precinct); Building work: <ul style="list-style-type: none"> • Early Concurrence Agency Response (57 x Dwelling houses) |
| Level of Assessment: | Impact Assessable |
| Referral Requirements: | N / A |

2. Site Analysis

2.1 Location

The proposed development site is located at 650-660 Logan Reserve Road, Logan Reserve. The site is an irregular shaped lot comprising an area of approximately 4.51 hectares and is unencumbered. The subject site is identified in *Figure 1* below.



Figure 1: Site Location (Source: QLD Globe)

2.2 Existing Land Use and Approvals

The subject site maintains a Dwelling house and associated structures in a rural residential setting. Recently, Council granted an *Application under Superseded Planning Scheme* ([ASPS/4/2024](#) – refer **Appendix B**) to apply the provisions of the superseded *Logan Planning Scheme 2015 (v8.1)*. Otherwise, there is no known development application history for the subject site.

2.3 Road Frontages and Access Arrangements

The subject site has frontage to, and maintains access via, Logan Reserve Road. The Logan Reserve Road frontage is approximately 102m with access facilitated via two rural domestic driveways (unsealed bitumen / gravel) each side boundary.

2.4 Topography

The existing topography of the site can be categorised as moderately sloping terrain with existing slopes not exceeding 5%. The site reaches a maximum existing RL of approximately 30m at the north-western corner of the subject site and a minimum existing RL of approximately 15.5m at the western end of the gully.

2.5 Vegetation

A site inspection confirmed that the property contains mostly Category X (non-remnant) vegetation. Part of the site is cleared paddock and used for cattle agistment containing scattered mature eucalypts. The front half of the site is predominantly grassed open space with planted gardens and maintained lawns surrounding the existing dwelling. A constructed dam lies in the centre of the site.

2.6 Surrounding Land Uses / Development Approvals

The surrounding land uses are currently best characterised as rural residential however, the area is transitioning to Low density residential uses in accordance with the Logan Reserve Land Use Area Plan. Below is a summary of recent development application / approval history in the surrounding area:

| DA No. | Site Address | Development Proposal | Date Lodged / Approved |
|-------------|--|--|--------------------------|
| COM/66/2017 | 32-64 & 63-65 Nofke Court | 6 into 115 lots | Approved – 07/03/2022 |
| COM/56/2018 | 1-23 & 2-30 Nofke Court & 565-577 Logan Reserve Road | 2 into 8 lots; Childcare Centre, Service Station and Shopping Centre | Under appeal |
| COM/34/2020 | 30 Higyed Road Logan Reserve | 6 into 254 lots | Approved – 17/08/2021 |
| COM/4/2021 | 642-668 Chambers Flat Road & 1-37 Derby Road | 5 into 151 lots | Court Order – 27/01/2023 |
| COM/1/2022 | 130-148 Loganview Road | 2 into 77 lots | Lodged – 11/01/2022 |
| COM/2/2022 | 100-128 Loganview Road | 4 into 156 lots | Lodged – 11/01/2022 |
| COM/7/2022 | 691-721 Logan Reserve Road | 6 into 145 lots & Variation Request | Lodged – 31/08/2022 |
| COM/14/2022 | 647-671 Logan Reserve Road | 2 into 79 lots | Lodged – 23/02/2022 |
| RL/59/2022 | 673-689 Logan Reserve Road | Boundary Realignment | Lodged – 14/07/2022 |

3. Proposed Development

3.1 Proposal Summary

The developer intends to subdivide the site at 650-660 Logan Reserve Road, Logan Reserve to create 57 residential allotments in accordance with a Plan of Development. The proposed lots range between 402m² and 825m² to provide a diversity of lot sizes, frontage widths and housing products. The lots are intended for Dwelling houses and, where compliant, Secondary dwellings with minor variation to setbacks proposed. Please refer to the Proposal Plans in (**Appendix C**). The development will also include dedication of open space and drainage (proposed Lot 900 and Lot 901) and associated roads.

The development proposal is subject to an *Application for a Superseded Planning Scheme (ASPS/4/2024)* which was approved on 12 March 2024, refer **Appendix B**. The approved ASPS permits the proposed development to be assessed against the superseded *Logan Planning Scheme 2015 (v8.1)*.

As the subject sites are within the Emerging community zone, it is necessary to vary the effect of the *Logan Planning Scheme 2015 (v8.1)* to facilitate the proposed development. The Variation Request seeks to apply the provisions of the Low density residential zone over the site in accordance with the Logan Reserve Land Use Area Plan. Whilst generally compliant with the provisions of the Village precinct, the proposal does seek variations to the minimum lot size and frontage widths as well as minor amendments to the applicable design and siting provisions. Please refer to **Appendix C** for the Proposal Plans and Section 3.3 below for a summary of the proposed design and siting variations.

To facilitate the above proposal, this development application seeks approval for the following:

- Development permit for Reconfiguring a lot – one (1) lot into 57 lots (plus road and drainage reserves);
- Preliminary approval for Material change of use – Variation Request to vary the effect of the *Logan Planning Scheme 2015 (v8.1)* to adopt the Low density residential zone (Village precinct);
- Building works – Early Concurrence Agency Referral (57 x Dwelling houses)

Please refer to **Appendix C** for the Proposed Plans, prepared by Costeel Consulting.

3.2 Reconfiguring a Lot

The details of the proposed subdivision are summarised below:

| Development Aspect | Development Proposal |
|---------------------------|------------------------------|
| Site Area: | 4.51ha |
| Proposed No. of Lots: | 57 |
| Minimum Lot Size: | 402m ² |
| Maximum Lot Size: | 825m ² |
| Average Lot Size: | 791m ² |
| Minimum Frontage Width: | 12.5m |
| Area of Drainage Reserve: | 3,491m ² / 7.8% |
| Length of New Road: | 853m |
| Area of New Road: | 11,639m ² / 26.0% |

Please refer to **Appendix C** for the Proposal Plan.

3.3 Material Change of Use

The proposed development intends to cater for a Low density residential uses including Dwelling houses and optional Secondary dwelling development in accordance with a Plan of Development (POD). The proposal involves a range of lot sizes and frontage widths which will provide a variety of dwelling product and housing affordability options.

Below summarises the overall development and the maximum equivalent dwellings.

| | No. of Lots for Proposed Use: | No. of Dwellings: | Equivalent Dwelling Rate: | Max. Equivalent Dwellings Total: |
|-----------------|-------------------------------|-------------------|---------------------------|----------------------------------|
| Dwelling House: | 57 | 57 | 1 | 57 |
| Total: | 57 | 57 | - | 57 |

The development proposal will allow for a maximum of 57 equivalent dwellings. As the subject site has an area of 45,130m², the overall development will result in a maximum net density of 12.63 dwellings per hectare.

Please refer to the Proposal Plans included in **Appendix C**.

3.3.1 Variation Request

The subject sites are within the Emerging community zone therefore, to facilitate the proposed subdivision this development application includes a Variation Request which seeks to override the provisions of the *Logan Planning Scheme 2015 (v8.1)*. The Variation Request intends to apply the Low density residential zone (Village precinct) provisions as envisioned for the area in accordance with the Logan Reserve Land Use Area Plan in *Figure 3.8* of the Strategic Framework and specifically, the:

- Table of assessment for the Low density residential zone;
- Low density residential zone code provisions; and
- Dual occupancy and Dwelling house code provisions.

Furthermore, the Variation Request seeks to allow the proposed uses (including the design and siting variations) as Accepted development. The Variation Request would also seek to remove the existing overlay provisions as these will be addressed and appropriately conditioned as part of this development approval.

3.3.2 Dwelling House Provisions

The development proposes 57 Dwelling house lots in accordance with a Plan of Development (POD), which will also allow for Secondary dwellings where these comply with the Low density residential provisions.

The POD also intends to vary the design and siting provisions for Dwelling house lots as follows:

| | Dwelling Houses on All Lots |
|------------------------------------|--|
| Building Height: | 2 storeys or 8.5m |
| Site Cover: | 50% |
| Gross Floor Areas: | For Secondary dwellings – 70m ² maximum |
| Minimum Road Frontage: | 12.5m |
| Car Parking: | 2 parking spaces per dwelling |
| Garage Location: | Built to boundary. Class 10a buildings may be built within the side boundary setback as per QDC MP 1.1 A2(d) or MP 1.2 A2(d), as applicable. |
| Private Open Space: | 16m ² (Min. area) |
| Front Setback: | 6.0m 3.0m (corner lot secondary frontage) |
| Side Setback: | 1.5m to first storey 2.0m to second storey |
| Rear Setback: | 1.5m to first storey 2.0m to second storey |
| Logan Reserve Road setback: | 3.0m to rear boundary |

The proposed setback provisions vary the existing provisions of the intended Low density residential zone (Village precinct) as follows:

- Reductions to secondary road boundary setbacks from:
 - Logan Reserve Road – varied from 6.0m to 3.0m;
 - All other roads – varied from 6.0m to 3.0m; and

All other setback provisions are in accordance with the Acceptable outcomes of the Low density residential zone (Village precinct) and / or QDC requirements as applicable. Please refer to the Plan of Development included in **Appendix C** for the Proposal Plans.

3.4 Servicing and Engineering Matters

An assessment of the proposed development’s servicing and engineering requirements is being undertaken and supporting technical reports will be submitted in response to the Information Request.

4.6 Supporting Application Material

The following documentation is included in support of the development application:

| Appendix | Documentation Description |
|-----------------|---|
| A | Relevant Searches The relevant searches include a copies of Title Searches for each subject site. No easements relate to the subject sites. |
| B | ASPS Determination A copy of the <i>ASPS/4/2024</i> which was approved on 12 March 2024. |
| C | Proposal Plans The Proposal Plans include the Subdivision Layout and Vegetation Clearing Plan. |
| D | Assessment Benchmarks The Assessment Benchmarks include responses to those codes applicable to the proposed development. |
| E | State Mapping The State mapping illustrates State constraints applicable to the subject site. |

4. Planning Scheme Assessment

As previously noted, the proposed development is subject to an *Application for a Superseded Planning Scheme (ASPS/4/2024)* which was approved on 12 March 2024, refer **Appendix B**. The proposed development has therefore been assessed against, the relevant provisions of the *Logan Planning Scheme 2015 Version 8.1* (Planning Scheme), and the Temporary Local Planning Instrument 1/2023, as applicable.

4.1 Applicable Zone / Precinct

The subject sites are located within the Emerging community zone. The purpose of the zone is to:

| | |
|-------------------------|---|
| Purpose | <ul style="list-style-type: none"> • Identify land that is intended for an urban purpose in the future; and • Protect land that is identified for an urban purpose in the future from incompatible uses; and • Provide for the timely conversion of non-urban land for urban purposes. |
| Overall Outcomes | <ul style="list-style-type: none"> • Land uses comprise: <ul style="list-style-type: none"> ○ Urban purposes after detailed land use and infrastructure planning has been completed; or ○ An interim use that does not prevent the land being used in the future for urban purposes, being Animal husbandry, Animal keeping, Caretaker’s accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall; • The design of the built form: <ul style="list-style-type: none"> ○ Is responsive to site characteristics, including the shape, frontage, size, orientation and slope; ○ For urban purposes is consistent with the detailed land use and infrastructure planning; ○ For an interim use: <ul style="list-style-type: none"> ▪ Is compatible with the existing character; ▪ The existing landscape character predominates over the built form; • Development protects amenity consistent with its location in the Emerging community zone and the surrounding area. |

Detailed land use and infrastructure planning has been undertaken within the area which has informed the Logan Reserve Land Use Area Plan (LUAP). Within the LUAP, the subject sites are identified within the Low density residential zone (Village precinct). The purpose of this zone is to:

| | |
|--------------------------------------|--|
| Purpose | <p>Provide:</p> <ul style="list-style-type: none"> • For a variety of low density dwelling types, including dwelling houses and community uses, and small-scale services, facilities and infrastructure, to support local residents; • For predominantly dwelling houses; • For small-scale non-residential development that caters for the daily needs of local residents; • Levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment. |
| Overall Outcomes for the Zone | <ul style="list-style-type: none"> • The design of the built form: <ul style="list-style-type: none"> ○ Is responsive to site characteristics, including the shape, frontage, size, orientation and slope; |

| | |
|--|---|
| | <ul style="list-style-type: none"> ○ Ensures that its size and bulk is consistent with the character of the residential environment; ○ Incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents; ○ Ensures it is easily and safely accessed; ○ Provides a streetscape that is attractive, pedestrian friendly and supports the precinct character; ● Development protects amenity consistent with its location in the Low density residential zone and the surrounding area; ● Development contributes to the visual amenity of the residential streetscape. |
| Overall Outcomes for the Village Precinct | <ul style="list-style-type: none"> ● Land uses comprise: <ul style="list-style-type: none"> ○ Caretaker’s accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or ○ Other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small scale Health care service or small-scale Shop; ● A small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy; ● The built form is characterised by Dwelling houses in an urban landscape setting; ● Development has a maximum net density of 16.5 equivalent dwellings per hectare or 20 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot. |

4.2 Level of Assessment

The proposed development is considered impact assessable development in accordance with the applicable Tables of assessment within Part 5 of the Planning Scheme. As the development application includes a Variation Request, a 30 business day public notification period will be required in accordance with Part 4 of the *Development Assessment Rules*.

4.3 Applicable Overlays and Planning Scheme Considerations

4.3.1 Land Use Area Plan

The subject site is identified within the Logan Reserve Land Use Area Plan (LUAP). The LUAP provides for intended land uses (zones / precincts), indicative road layouts, intersection locations and other site constraints. The proposed development has been designed generally in accordance with the Logan Reserve LUAP. An extract of the Logan Reserve LUAP as it applies to the site is provided below:

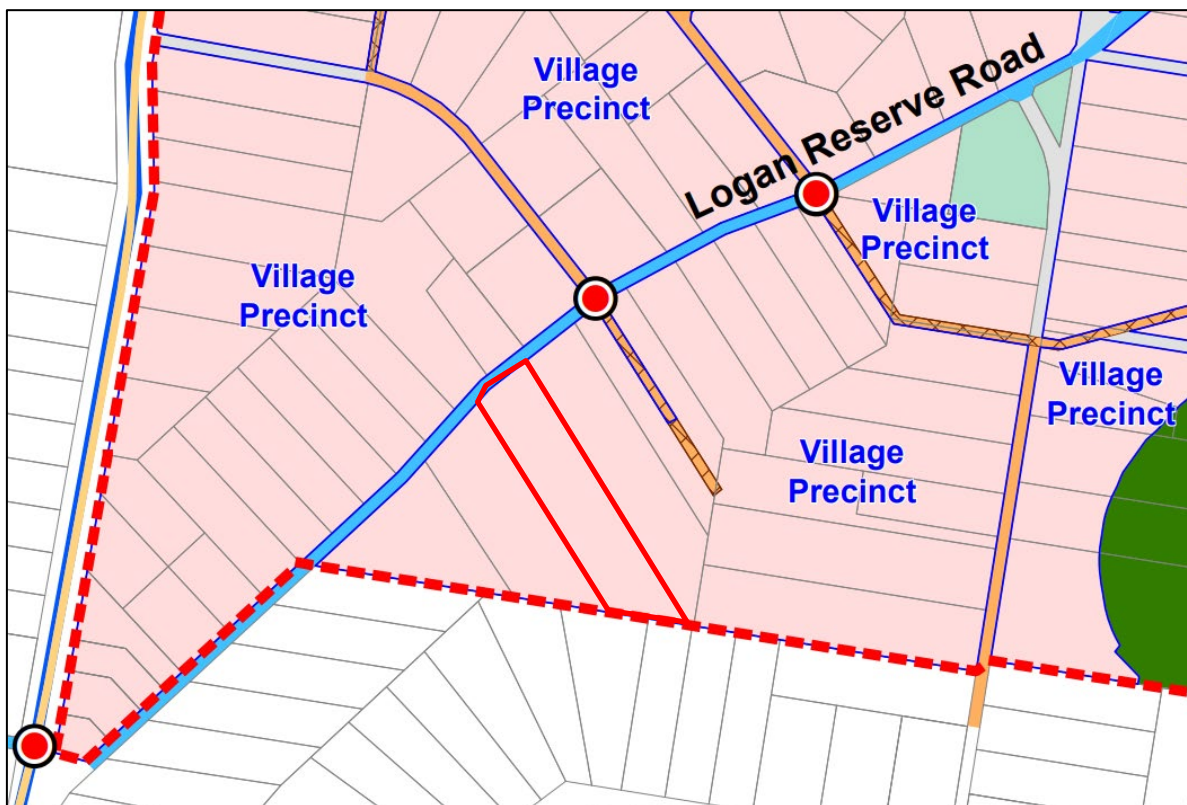


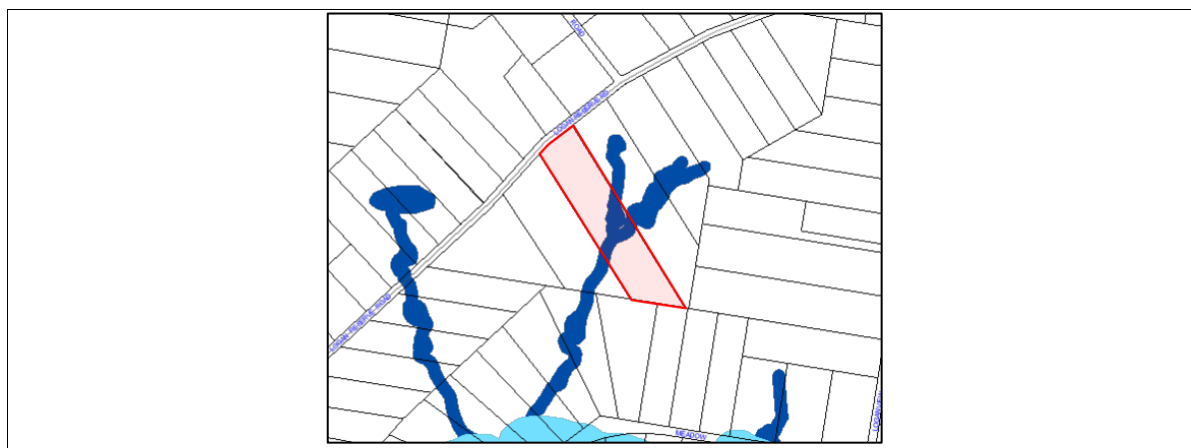
Figure 2: Logan Reserve Land Use Area Plan Extract (Source: Logan PD Hub)

4.3.2 Applicable Overlays

The subject site is constrained by the following overlays:

| | |
|---|--|
| <p>Acid Sulfate Soils</p> <p>A soils assessment prepared by a suitably qualified professional will be required where development proposes to excavate or remove 100m³ or more of soil or sediment at or below 5 metres AHD.</p> | <p>Biodiversity Areas</p> <p>Development of the site will require clearing of the site in its entirety. An Ecological Assessment will determine whether an Infrastructure Agreement for Vegetation Clearing must be entered into with Council.</p> |
| | |
| <p>Bushfire Hazard</p> <p>Medium potential bushfire hazard is identified within the sites. A Bushfire hazard assessment is currently being prepared and will be submitted with the Information Request response.</p> | <p>Flood Hazard – Flood Risk</p> <p>The Flood hazard overlay of the Temporary Local Planning Instrument 1/2023 prevails over the Flood hazard overlay of Logan Planning Scheme v8.1. The overlay identifies High, Moderate, Low and Very low flood risk areas over the site. A flood assessment is being prepared and will be submitted in response to the Information Request.</p> |

| | |
|---|---|
| | |
| <p>Flood Hazard – High flow area</p> <p>The Flood hazard overlay of the Temporary Local Planning Instrument 1/2023 prevails over the Flood hazard overlay of Logan Planning Scheme v8.1. The overlay identifies the site as having High flow areas. A flood assessment is being prepared and will be submitted in response to the Information Request.</p> | <p>Powerline Corridor 110kV</p> <p>A 110kV powerline is located within Logan Reserve Road. The proposed subdivision is located outside these powerlines.</p> |
| | |
| <p>Residential overlay</p> <p>The subject site is mapped within the Residential overlay which informs the level of assessment for development. No assessment benchmarks apply as a result of this overlay.</p> | <p>Transport Noise Corridor</p> <p>The subject site has frontage to Logan Reserve Road, a Local government road. No assessment benchmarks apply as a result of this overlay.</p> |
| | |
| <p>Waterway Overlay</p> <p>The subject site is mapped as containing a Minor Waterway. The proposed development of the site does not encroach within the waterway or the waterway buffer area.</p> | |



4.3.3 Applicable Assessment Benchmarks

With consideration to the above, the following Assessment Benchmarks apply to the proposed development:

| Assessment Benchmarks (Logan Planning Scheme 2015 v8.1) | Location |
|--|-------------------|
| <ul style="list-style-type: none"> • Emerging community zone code • Low density residential zone code • Acid sulfate soils overlay code • Biodiversity areas overlay code • Bushfire hazard overlay code • Regional infrastructure overlay code • Waterway corridors overlay code • Dual occupancy and Dwelling house code <ul style="list-style-type: none"> ○ PO31 – PO40 of the TLPI 1/2023 replace PO33 – PO36 of the Logan Planning Scheme 2015 (v8.1). • Filling and excavation code • Infrastructure code • Landscape code • Reconfiguring a lot code • Servicing, access and parking code | Appendix E |
| Temporary Local Planning Instrument 1/2023 | |
| <ul style="list-style-type: none"> • Flood hazard overlay code • Dual occupancy and Dwelling house code (PO31 – PO40) | |

4.4 Planning Scheme Assessment

An assessment of the development proposal against the applicable Assessment benchmarks has been undertaken and the following matters were identified for further discussion.

| 6.2.3 Emerging Community Zone Code | |
|------------------------------------|---|
| Boundary Clearances | Acceptable Outcome (AO) 3 requires a ten metre road boundary clearance with three metre side and rear boundary clearances for development within the Emerging community zone. The subject sites are intended for the Low density residential zone (Village precinct) under the Logan Reserve Land Use Area Plan. The application therefore, includes a Variation Request to override the Planning Scheme and adopt the Low density residential zone provisions. |

| | |
|---|--|
| | <p>Table 6.2.5.3.3 of the Low density residential zone code prescribes the following boundary clearances for the Village precinct:</p> <ul style="list-style-type: none"> • Front setback – 6m; • Side setbacks – 1.5m-2.5m (subject to height); and • Rear setbacks – 3m. <p>The Proposal Plans included in Appendix C nominate minor alternatives to the applicable boundary clearances, specific 3.0m setbacks to secondary road frontages. The proposed variations to the siting and design provisions are considered to comply with the:</p> <ul style="list-style-type: none"> • Performance Outcomes of the Low density residential zone code; or • Performance Outcomes of the Dwelling house and Dual occupancy code; or • Queensland Development Code (QDC) MP1.1 or MP1.2 (as applicable). <p>Demonstrated compliance with the above Assessment benchmarks is included within this table and Appendix D. The proposed setback variations are considered consistent with the desired urban purpose character and therefore, Performance Outcome (PO) 3.</p> |
| 6.2.5 Low Density Residential Zone Code | |
| Boundary Clearances | <p>AO3 requires Dwelling house development to comply with Table 6.2.5.3.3 of the Low density residential zone code. Table 6.2.5.3.3 prescribes the following boundary clearances for the Village precinct:</p> <ul style="list-style-type: none"> • Front setback – 6m; • Side setbacks – 1.5m-2.5m (subject to height); and • Rear setbacks – 3m. <p>The proposed Plan of Development nominates alternative boundary clearances for Dwelling houses and Secondary dwellings as follows:</p> <ul style="list-style-type: none"> • Reductions to secondary road boundary setbacks from: <ul style="list-style-type: none"> ○ Logan Reserve Road – varied from 6.0m to 3.0m to face of wall; ○ All other roads – varied from 6.0m to 3.0m to face of wall; and • Side and rear boundary setbacks to be 1.5m at ground storey and 2.0m at second storey, as per QDC. <p>The proposed variations allow for appropriate separation of buildings, access to natural light / ventilation, are consistent with approved residential development within the Village precinct of the Logan Reserve Land Use Area Plan and meet the Acceptable Solutions and Performance Criteria of QDC MP1.1 and MP1.2 (as applicable). The proposal is therefore, considered consistent with the character for the Village precinct and is thus, compliant with PO3.</p> |
| 9.3.2 Dual Occupancy and Dwelling House Code | |
| Site Cover | <p>AO2 prescribes a maximum site cover or 10% or 700m² in the Emerging community zone, whichever is greater. Whilst the subject site is located in the Emerging community zone, this application is seeking a Variation Request to override the scheme to adopt the Low density residential zone (Village precinct) as intended by the Logan Reserve Land Use Area Plan. Nevertheless, the application requires assessment against AO2 due to the existing Emerging community zoning.</p> <p>PO2 requires site cover to be compatible with adjoining premises. Whilst adjoining premises are currently zoned Emerging community, adjoining parcels are also intended for Low density residential uses. The proposed site cover is 50% in accordance with the intended site cover for the Village precinct. As such, the proposal is considered compatible with adjoining premises.</p> |
| Design and Siting – Dwelling houses | <p>AO10 requires Dwelling houses to comply with the Acceptable Solutions of QDC MP1.1 or MP1.2, as applicable. Dwelling houses are proposed in accordance with a Plan of Development (refer Appendix C for Proposal Plans). The proposed variations to setbacks and design parameters are generally consistent with the Acceptable Solutions of QDC MP1.1 or MP1.2, as applicable. Secondary road frontages propose a reduced boundary clearance of 3.0m to side wall and 3.0m</p> |

| | |
|--|--|
| | <p>to the rear walls along Logan Reserve Road. These reduced road boundary clearances are consistent with previously approved development in the Low density residential zone (Village precinct). The proposed design and siting of dwellings is therefore, considered to comply with PO10.</p> |
| <p>Road boundary clearance</p> | <p>AO11 nominates road boundary clearances for Dwelling houses. It is noted that whilst the subject sites are located in the Emerging community zone, this application is seeking a Variation Request to override the scheme and adopt the Low density residential zone (Village precinct) as intended by the Logan Reserve Land Use Area Plan (refer Strategic Framework, Figure 3.8).</p> <p>Nevertheless, the application requires assessment against AO11 due to the existing Emerging community zoning.</p> <p>PO11 requires road boundary clearances to be compatible with adjoining premises. Adjoining premises are currently zoned Emerging community and are intended for Low density residential uses however, are yet to be developed.</p> <p>The Village precinct nominates road boundary clearances of 6m. The development also proposes 6m front boundary clearances for Dwelling houses and Secondary dwelling development. However, variations are proposed for secondary road frontages as follows:</p> <ul style="list-style-type: none"> • where fronting Logan Reserve Road – 3.0m; • where fronting internal roads – 3.0m. <p>These reduced road boundary clearances are also consistent with previously approved development in the Low density residential zone. Dwelling houses and Secondary dwelling development will be located to protect existing and planned movement networks and each dwelling will be provided with 2 car parking spaces. As such the proposal is considered to comply with PO11.</p> |
| <p>Side and Rear Boundary Clearance</p> | <p>AO12 nominates side and rear boundary clearances for Dwelling houses. It is noted that whilst the subject sites are located in the Emerging community zone, this application is seeking a Variation Request to override the scheme and adopt the Low density residential zone (Village precinct) as intended by the Logan Reserve Land Use Area Plan (refer Strategic Framework, Figure 3.8).</p> <p>Nevertheless, the application requires assessment against AO12 due to the existing Emerging community zoning.</p> <p>PO12 requires side and rear boundary clearances to be compatible with adjoining premises. Whilst adjoining premises are currently zoned Emerging community, adjoining parcels are intended for Low density residential (Village precinct) uses. Table 6.2.5.3.3 of the Low density residential zone code prescribes the following side and rear boundary clearances for the Village precinct:</p> <ul style="list-style-type: none"> • Side setbacks – 1.5m-2.5m (subject to height); and • Rear setbacks – 3m. <p>The development proposes variations to boundary clearances (refer the Proposal Plans in Appendix B and Section 3 of the Planning Report). The proposed variations allow for appropriate separation of buildings, access to natural light / ventilation, and meet the Acceptable Solutions and Performance Criteria of QDC MP1.1 or MP1.2, as applicable. As such, the proposal is considered consistent with the character for the precinct and will be compatible with adjoining premises. The proposal is therefore, considered compliant with PO12.</p> |
| <p>Dwelling house in the Biodiversity Areas overlay</p> | <p>AO29 requires Dwelling house development that is in the Primary or Secondary vegetation management area to avoid the need to clear any native vegetation, native trees or native habitat trees in these vegetation management areas. The subject site is mapped as containing Primary and Secondary vegetation management areas and as illustrated in Appendix C, clearing of the entire site will be required to facilitate the proposed development. The proposal intends to comply with PO29 by providing an Ecological Assessment, including a GPS Tree Plot, which is currently being prepared and will be provided to Council in response to the Information Request to assist in with</p> |

| | |
|---------------------------------|---|
| | the vegetation offset calculation and preparation of the Infrastructure Agreement for Vegetation Clearing. |
| Reconfiguring a Lot Code | |
| Design | <p>AO3 requires reconfiguring a lot to be in accordance with Table 9.4.6.3.2. The subject sites are located in the Emerging community zone however, the proposal is for a Variation Request to override the scheme to adopt the Low density residential zone – Village precinct in accordance with the Logan Reserve Land Use Area Plan and the Strategic Framework intent.</p> <p>Table 9.4.6.3.2 nominates a minimum lot size of 500m² for the Village precinct with minimum frontages of 18m. Similar to other development within the Village Precinct and assessed under the <i>Logan Planning Scheme 2015 (v8.1)</i>, the development proposes a minimum lot size of 402m² and a minimum frontage of 12.5m. However, the number of lots below 500m² and below 15m frontages has been capped at less than 20% of the development to ensure consistency with what has been accepted elsewhere in the Village precinct within Logan Reserve, under the superseded scheme. With less than 20% of the lots being under the nominated minimum lot size and frontage requirements, the proposal ensures that the density provisions of the Village precinct are met and that the development remains consistent with the intended character of the applicable zone and precinct. The proposal is therefore, considered consistent with the Overall outcomes of the Reconfiguring a lot code.</p> |

From the above assessment, the proposal is considered to achieve the intent of the applicable Assessment Benchmarks of the Local Planning Instruments.

5. Assessment of State Matters

6.1 State Planning Policy (SPP)

The Logan Planning Scheme has appropriately integrated the State Planning Policy (SPP) meaning no further assessment is necessary. The SPP Mapping is included at **Appendix E**.

6.2 Development Assessment Mapping System (DAMS)

The following DAMS mapping applies to the subject site:

- SEQ Regional Land Use Categories – Urban Footprint; and
- Water Resource Planning Area Boundaries;
- Koala habitat in SEQ Region – Core koala habitat area.

DAMS mapping is included at **Appendix E**.

6.3 Referral Agencies

No referral agencies were identified for this application.

6.4 Schedule 12A of Planning Regulation 2017

Schedule 12A of the *Planning Regulation 2017* provides additional assessment benchmarks for residential subdivisions of two or more lots. The proposed development is considered to comply with the applicable assessment benchmarks of Schedule 12A with an assessment of these provisions provided below.

| Schedule 12A Assessment Benchmarks | | Applicant Comment |
|--|---|---|
| Connectivity | The reconfiguration provides connectivity for pedestrians by – (a) ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and (b) ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration – (i) connect to roads and footpaths in surrounding area; or (ii) allow for connection to future roads and footpaths in surrounding areas. | The reconfiguration proposes roads in a grid-like pattern connection to roads and footpaths of adjoining land. Please refer to the Subdivision Plan included in Appendix C for compliance. |
| Maximum length of particular blocks | The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of – (a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or (b) 250m. | The proposed reconfiguration does not result in boundary block lengths greater than 250m. Please refer to the Subdivision Plan included in Appendix C for compliance. |

| | | |
|--|--|--|
| | Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development. | |
| Street trees | The reconfiguration provides shade for comfortable walking by – (a) if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road – complying with the local assessment benchmark; or (b) otherwise – ensuring at least 1 tree is planted per 15m on each side of a new road. | The proposed reconfiguration will provide at least 1 tree per 15m on each side of a new road. A Landscape Concept Plan is currently being prepared. |
| Footpaths | The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring – (a) for a new road used mainly for providing direct access to a created lot – a footpath is constructed – (i) if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road – on both sides of the road; or (ii) otherwise – on at least 1 side of the new road; or (b) for another new road – a footpath is constructed on both sides of the road. | The proposed reconfiguration will provide footpaths in accordance with the Logan Planning Scheme 2015 (v8.1). A Landscape Concept Plan is currently being prepared. |
| Parks and other areas of open space | The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public. In this section- park includes – (a) an existing park; and (b) a park, to be provided under a development approval, if development of the park has started; and (c) land identified as a park in a local planning instrument; and (d) land identified in an LGIP for public park infrastructure. | The proposed reconfiguration will allow for a part of each block to be within 400m of an area of open space with proposed parkland included in adjoining and surrounding development applications (COM/2/2022 and COM/7/2022). Open space reserves are also proposed in and around the subject site. |

6. Conclusion

Christmas Urban Planning has been engaged by Wedge No. 3 Pty Ltd (the ‘Applicant’) who seek to develop land at 650-660 Logan Reserve Road, Logan Reserve (formally described as Lot 16 on RP105335), for the purposes of a residential subdivision. The proposed subdivision intends to cater for Dwelling house development and Secondary dwelling development in accordance with a Plan of Development.

The proposal is subject to a *Application under Superseded Planning Scheme (ASPS/4/2024)* which sought to apply the provisions of the superseded *Logan Planning Scheme 2015 (v8.1)* and was granted by Council on 12 March 2024. The subject sites are included within the Emerging community zone of the *Logan Planning Scheme 2015 (v8.1)* and are subject to the Logan Reserve Land Use Area Plan (LUAP). As such, a Variation Request is sought to adopt the provisions of the Low density residential zone over the site in accordance with a Plan of Development (POD). In accordance with the *Logan Planning Scheme 2015 (v8.1)* and the *Planning Act 2016*, this Development Application seeks the following development permits:

- Reconfiguring a lot – one (1) lot into 57 lots plus drainage and road reserves;
- Material Change of Use – Variation Request to vary the effect of the Logan Planning Scheme and apply the Low density residential zone (Village precinct) provisions; and
- Building Work – Early Concurrence Agency Response.

The proposed subdivision layout has been designed generally in accordance with the provisions of the Low density residential zone, with consideration to the Village precinct, current housing affordability constraints, the applicable overlays, infrastructure constraints and the written pre-lodgement feedback provided by Logan City Council (PLM/68/2022).

The development application will require impact assessment including 30 business days of public notification. An assessment of *Schedule 10* of the *Planning Regulation 2017* identified no referral agencies for the application.

The contents of this report and the supporting technical reports are considered to appropriately address the applicable site constraints and relevant planning provisions. It is therefore, requested that Council approve this Development Application subject to relevant and reasonable conditions.