

TOWN PLANNING REPORT

Preliminary Approval (Multiple Dwelling) & Variation
Request

327-369 Loganlea Road, Meadowbrook QLD 4131
Lot 777 on SP156550

October 2023

CONTACT INFORMATION

Viva Property Group Pty Ltd
ACN 161 458 822

T01, 477 Boundary Street
Spring Hill QLD 4000
E: info@vivapropertygroup.com.au
W: www.vivapropertygroup.com.au

PROJECT INFORMATION

Prepared for: Quintatter Pty Ltd
Viva Reference: 170097.2
Viva Job Name: 327-369 Loganlea Road, Meadowbrook QLD 4131
Document Type: Town Planning Report
Document Title: Preliminary Approval (Multiple Dwelling) & Variation Request

REVISION HISTORY

VERSION	PURPOSE	AUTHOR	REVIEWER	ISSUE DATE
DRAFT	Draft	JK	JS	October 2023
FINAL	DA	JK	JS	October 2023

IMPORTANT NOTE

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EXECUTIVE SUMMARY

SITE DETAILS	
Site Address	327-369 Loganlea Road, Meadowbrook QLD 4131
Real Property Description	Lot 777 on SP156550
Landowner	Quintatter Pty Ltd
Site Area	27,760m ²
Application Details	
Proposal Description	Preliminary Approval (Multiple Dwelling) & Variation Request
Permits Sought	<ul style="list-style-type: none"> ▪ Preliminary Approval for Material Change of Use for Multiple Dwelling; and ▪ Variation Request to vary the effect of the <i>Logan Planning Scheme 2015</i>.
Level of Assessment	Impact
Public Notification	30 business days
Referrals	None identified
Assessment Framework	
Regional Plan	South East Queensland Regional Plan 2017
Regional Plan Land Use	Urban Footprint
Local Government	Logan City Council
Planning Scheme	Logan Planning Scheme 2015 (version 9)
Area Classification/Zoning	Low-Medium Density Residential zone – Townhouse precinct
Local Plan	Not Applicable
Overlays	<ul style="list-style-type: none"> ▪ Potential and actual acid sulphate soils ▪ Biodiversity areas ▪ Bushfire hazard ▪ Flood hazard ▪ Landslide hazard and steep slope area ▪ Regional infrastructure corridors and substations ▪ Waterway corridors and wetlands
Applicant Details	
Applicant	Quintatter Pty Ltd c/o- Viva Property Group
Contact Details	E: info@vivapropertygroup.com.au
Our Reference	170097.2

I. INTRODUCTION

Quintatter Pty Ltd (the Applicant) have engaged Viva Property Group to seek development approval over land located at 327-369 Loganlea Road, Meadowbrook QLD 4131, formally described as Lot 777 on SP156550.

The proposed development will consist of a preliminary approval for Multiple Dwellings (Apartments) across the site and a variation request to vary the effect of the planning scheme.

The preliminary approval and variation request will provide a planning framework to facilitate the development of the site as a Multiple Dwelling as if the site were in the Low-Medium Density Residential zone – Apartment precinct.

The preliminary approval also seeks to apply the current relevant overlay codes (Logan Planning Scheme 2015 v. 9.0) and associated assessment benchmarks to the proposed redevelopment of the site, where relevant.

The application also seeks to ensure that future development is not subject to assessment against proposed Temporary Local Planning Instrument No. 1/2023.

The development permits subject to this application are:

- Preliminary Approval for Material Change of Use for Multiple Dwelling; and
- Variation Request to vary the effect of the *Logan Planning Scheme 2015*.

The proposed development is subject to **Impact** assessment.

This report addresses the merits of the proposal against the relevant provisions of the *Logan Planning Scheme 2015 (version 9)* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. Detailed analysis of the proposal against the local and state planning framework is included within this report and its attachments.

Accompanying this Town Planning Report is the supporting information identified in *Table 1* below.

TABLE 1 SUPPORTING INFORMATION

DOCUMENT	AUTHOR	DATE
Site Plan	Viva Property Group Pty Ltd	October 2023

Approval is recommended subject to reasonable and relevant conditions.

2. SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is located at 327-369 Loganlea Road, Meadowbrook QLD 4131, and is formally described as Lot 777 on SP156550.

Figure 1 below provides an overview of the location of the subject site.

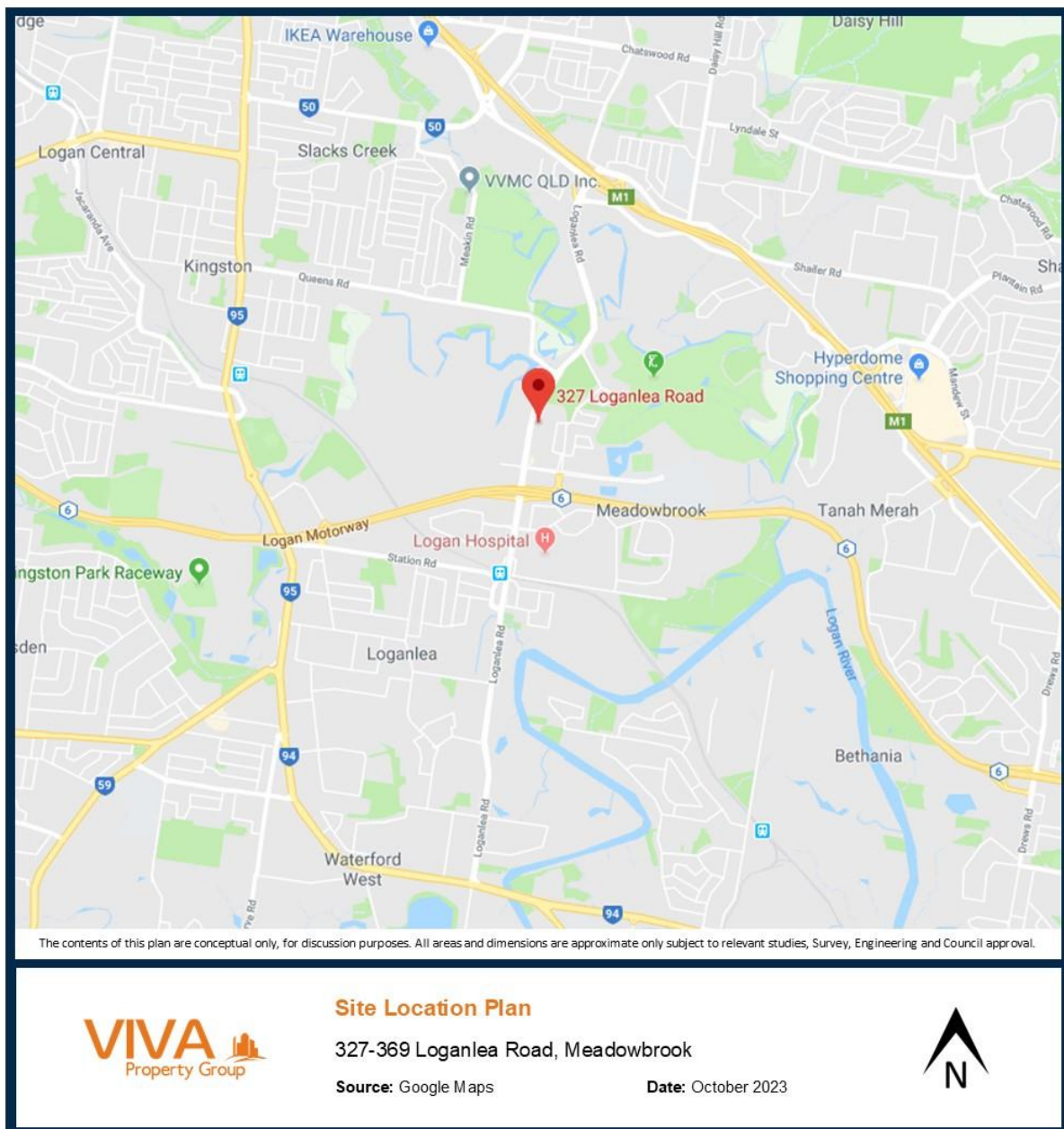


FIGURE 1 SITE LOCATION PLAN

2.2 SITE DETAILS

Key details of the subject site are outlined in *Table 2* below and detailed property searches are provided in *Appendix A*. A Cadastral Plan of the subject site is provided in *Figure 2*, and Aerial Photography is provided in *Figure 3*.

TABLE 2 SITE DETAILS

SITE ANALYSIS	
Existing Development	
Built Form	Not applicable – the subject site is vacant land
Vehicle Entry Points	There is a constructed vehicle crossover to Meadowbrook Drive
Site Characteristics	
Topography	The subject site is generally level.
Vegetation	The subject site is mapped as being within the Biodiversity areas overlay.
Waterways	The subject site is mapped as being within the Waterway corridors and wetlands overlay code.
Wetlands	The subject site is mapped as being within the Waterway corridors and wetlands overlay code.
Contaminated Land	The subject site is not listed on the EMR or the CLR.
Heritage Places	The subject site is not listed on the Local or State Heritage Registers.
Infrastructure and Services	
Road Frontage	The subject site has frontage to Loganlea Road
Water Supply	The proposed development will be able to be connected to the reticulated water supply network.
Sewerage	The proposed development will be able to be connected to the sewerage network.
Stormwater	Stormwater will be able to be directed to a lawful point of discharge.
Electricity and Telecommunications	The site has access to onsite or nearby existing electricity and telecommunications connections which will be able to service the proposed development.

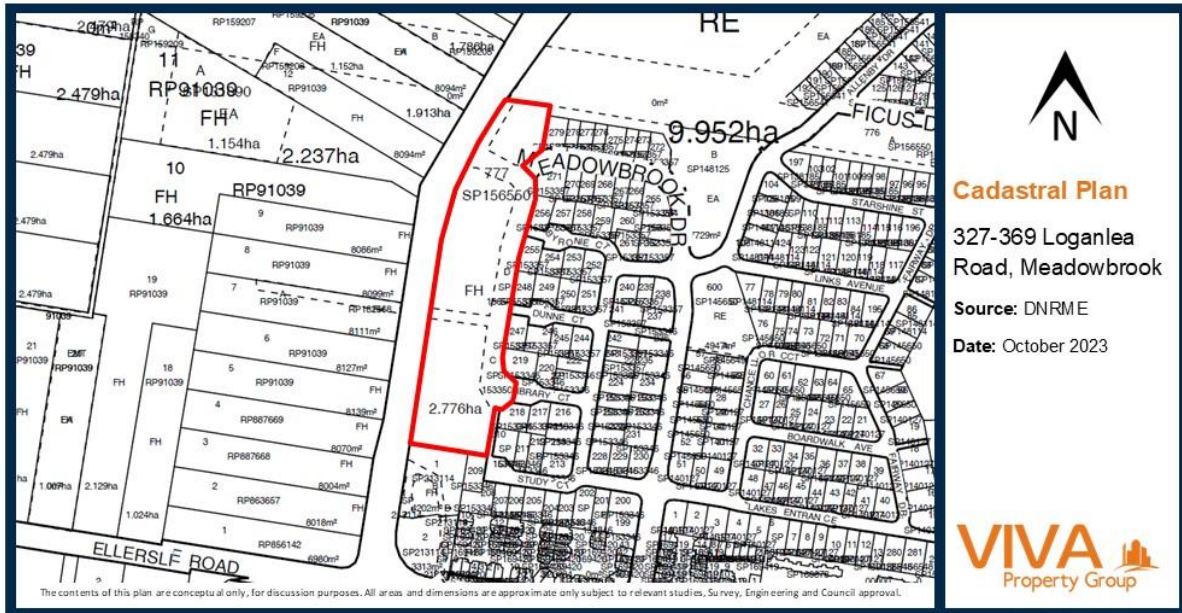


FIGURE 2 CADASTRAL PLAN



FIGURE 3 AERIAL PHOTOGRAPH

2.3 SURROUNDING LAND USES

Development surrounding the subject site consists of a mix of low density and low-medium density residential development in the form of detached and attached housing. Centre activities adjoin the southern boundary of the subject site.

2.4 OWNER'S CONSENT

The subject site is owned in Fee Simple by Quintatter Pty Ltd. A Certificate of Title is provided within Appendix A. The owner of the land is the applicant.

3. BACKGROUND

3.1 PREVIOUS APPROVALS

3.1.1 LAPSED APPROVALS

The site has previously benefitted from a range of approvals including a preliminary approval to vary the planning scheme that has since lapsed.

3.1.2 CURRENT APPROVALS

There is an existing approval over the site for Reconfiguring a Lot (1 Lot into 4 Lots and Common Property) which was granted by Council on 28 July 2022 (RL/7/2019).

The subdivision approval established 4 x super lots ranging from 3,200m² to 10,009m² that will ultimately be developed for a range of land uses subject to future development applications.

Works for the subdivision are currently under construction and it is anticipated that the lots will be registered in early 2024.

3.2 PRELODGEMENT MEETINGS

Several formal and informal pre-lodgement meetings have been held with Council in relation to this application and the broader development intent of the site.

4. VARIATION REQUEST

4.1 GENERAL DESCRIPTION

A Preliminary Approval (including a Variation Request) is sought to establish a planning and development assessment framework that will guide the future development of Multiple Dwellings (Apartments) on the site.

4.2 PROPOSED VARIATION TO THE PLANNING SCHEME

The proposed variations to the planning scheme are summarised as follows:

1. Development on the land is subject to an alternative Categories of Development and Assessment, being that the site be treated as if in the Low-Medium Density Residential zone – Apartment precinct; and
2. Development on the land is subject to the current (Logan Planning Scheme 2015 version 9) Categories of Development and Assessment with regard to relevant overlays applicable to the site.
3. Development on the land is not subject to assessment against proposed Temporary Local Planning Instrument No. 1/2023.

The proposed changes are outlined in detail below.

TABLE 3 VARIATION REQUEST DETAILS

VARIATION REQUEST		
Planning Scheme Element	Current Planning Scheme	Proposed Variation
Zone	Low-Medium Density Residential Zone – Townhouse Precinct	Low-Medium Density Residential zone – Apartment precinct The categories of development and assessment for development in the zone will be as per Table 5.5.7.1 – Low-medium density residential zone (version 9 of the <i>Logan Planning Scheme 2015</i>) as if the site were in the Low-Medium Density Residential zone – Apartment precinct.
Flood hazard overlay	M - 05.00 - Flooding and inundation area	Not applicable to the subject land

4.3 REQUIREMENT AND JUSTIFICATION TO VARY THE EFFECT OF THE PLANNING SCHEME

4.3.1.1 LAND USE CONSIDERATIONS

The land is mapped as being within the Low-Medium Density Residential Zone – Townhouse Precinct. Table 5.5.7.1 of the current Planning Scheme allows for only limited non-residential uses as Code

Assessable development and the current Low-Medium Density Residential Zone Code only envisages low rise townhouse development and limited and small scale non-residential land uses.

The subject site is a highly accessible, well located and substantial land holding on a major road at the gateway to the Meadowbrook centre precinct and Logan Hospital. The subject site is one of the few undeveloped major land holdings in the area, adjoins non-residential land uses along Loganlea Road and is opposite land Mixed use zoned land that is suitable for a range of non-residential land uses. Given the land’s prominent location and the existing pattern of development along Loganlea Road, it is highly suitable for an increased intensity of development.

Whilst the land adjoins lower density residential development to the east, the developable portion of the land is buffered from the adjoining residential uses by the common property consisting of an internal roadway and landscape buffer. Further, the provisions of the Low-medium density residential zone code—ensure that future development will be assessed against include assessment benchmarks that regulate the interface and transition between lower density zones and the higher density development.

4.3.1.2.1 DRAFT LOGAN PLAN 2025

The site’s suitability for higher intensity development, accessibility, strategic location, context in relation to other non-residential land uses and potential to contribute to the Meadowbrook area is acknowledged and reflected in the recently proposed draft *Logan Plan 2025*. The draft planning scheme nominates the subject site as being in the District centre zone, which will allow for higher density residential uses to be developed on the site as Code Assessable development, which is consistent with the variation approval sought.

The proposal to vary the effect of the Planning Scheme is therefore consistent with Council’s publicly released strategic planning and policy intent for the land.

As the proposed variation request is subject to public notification, the application process essentially provides for an opportunity to fast track the implementation of Council’s publicly released planning intent for the land.

4.3.1.2 OVERLAY AND CONSTRAINT CONSIDERATIONS

The subject site currently benefits from a development permit for a reconfiguring a lot - 1 into 4 plus common property (Council reference RL/7/2019). The subdivision is currently being carried out and includes the provision of a new access driveway to Loganlea Road, internal roadway and infrastructure to facilitate the future development of the land.

In context of the substantial development history of the site, this application seeks to apply the relevant overlays and constraints of the current Planning Scheme (Logan Planning Scheme 2015 v. 9.0) to any future development of the land proposed under this preliminary approval.

The proposed variation to the planning scheme will also ensure that proposed Temporary Local Planning Instrument No. 1/2021 is not applicable to future development on the land.

By establishing the current overlays and assessment benchmarks, the future development of the site will be able to continue with certainty and in accordance with the clearly established development intent for the land.

The Flood hazard overlay mapping over the land is considered to be a mapping anomalies that does not reflect the actual ground conditions of the site. The mapping anomalies is clearly the result of limitations

in the resolution of the planning scheme mapping to capture the fine grain detail required to accurately reflect real life site characteristics.

Mapping extracts below show the overlay mapping over the site that is considered to be erroneous.



FIGURE 4 FLOOD HAZARD OVERLAY MAPPING

5. PROPOSAL DESCRIPTION – MULTIPLE DWELLING DEVELOPMENT

5.1 GENERAL DESCRIPTION

The proposed development will consist of the development of the site as a Multiple dwelling (Apartments) consisting of higher density residential development.

5.2 DESIGN

This application provides a framework for the assessment of future Multiple dwelling (Apartments) and detailed design will be undertaken as part of any future development application.

The variation request will result in future development being designed and assessed in accordance with the Low-Medium Density Residential Zone Code of the current planning scheme (version 9) against the assessment benchmarks as if the site was in the Low-Medium Density Residential Zone – Townhouse Precinct.

5.3 ENGINEERING AND SERVICES

5.3.1 SEWER

The proposed Multiple Dwelling will be able to be connected to existing sewer infrastructure in accordance with the relevant standards. Detailed engineering design will be undertaken as part of subsequent development applications.

5.3.2 WATER

The proposed Multiple Dwelling will be able to be connected to the existing reticulated water supply network in accordance with the relevant standards. Detailed engineering design will be undertaken as part of subsequent development applications.

5.3.3 STORMWATER

A lawful point of discharge will be able to be designed and provided for as part of subsequent applications. The subject site currently has access to stormwater drainage.

5.3.4 ELECTRICITY

Electricity connections will be able to be provided to the proposed development in accordance with the relevant standards. Detailed engineering design will be undertaken as part of subsequent development applications.

5.3.5 TELECOMMUNICATIONS

Telecommunications connections will be able to be provided to the proposed development in accordance with the relevant standards. Detailed engineering design will be undertaken as part of subsequent development applications.

5.4 TRANSPORT, ACCESS, PARKING AND SERVICING

5.4.1 PARKING PROVISION

The provision of car parking will be considered during the subsequent development of the site based on each specific land use.

5.4.2 ACCESS

Specific access requirements will be considered during the subsequent development of the site. The site currently benefits from an approved left-in-left-out access driveway.

5.4.3 SERVICING AND REFUSE COLLECTION

Servicing and refuse will be considered during the subsequent development of the site based on each specific land use.

6. STATUTORY REQUIREMENTS AND ASSESSMENT

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016*.

6.1 STATUTORY PROVISIONS

Table 4 below provides an overview of the State and local statutory provisions relevant to this proposal.

TABLE 4 SUMMARY OF STATUTORY PROVISIONS

SUMMARY OF STATUTORY PROVISIONS	
Type of Approval	<ul style="list-style-type: none"> ▪ Preliminary Approval for Material Change of Use for Multiple Dwelling (Apartment); and ▪ Preliminary Approval (Variation Request) to Vary the Effect of the <i>Logan Planning Scheme 2015</i>.
Defined Use	Multiple Dwelling (Apartment)
Level of Assessment	Impact
Public Notification	30 business days
Referrals	None identified
Relevant sections of State Planning Policy	<ul style="list-style-type: none"> ▪ Safety and resilience to hazards

6.2 STATE PLANNING REQUIREMENTS AND ASSESSMENT

A review of the current State planning regulatory requirements has been undertaken. It is considered that the proposed development is generally compliant with all requirements. No conflicts have been identified.

6.2.1 REGIONAL PLAN

The subject site is located within the area that is covered by the South East Queensland Regional Plan 2017. As prescribed in Section 26 of the Planning Regulation, the assessment of the proposed development must be carried out against certain assessment benchmarks.

It is noted that the subject site is mapped within the Urban Footprint Land Use Area of the Regional Plan. The Urban Footprint is intended to accommodate urban development to support the region's ongoing growth.

As such, it is considered that the proposed development is consistent with the intent of the Regional Plan and no further assessment is required.

6.2.2 STATE PLANNING POLICY

The State Planning Policy was released on 3 July 2017. Under Section 26 of the Planning Regulation, the State Planning Policy is an assessment benchmark that the Assessment Manager must have regard to if not appropriately integrated into the Planning Scheme.

It is noted that the State Planning Policy has been appropriately integrated into the Planning Scheme and, therefore, no further assessment against the SPP is required. This is demonstrated in *Table 5* below.

TABLE 5 ASSESSMENT OF STATE PLANNING POLICY

STATE PLANNING POLICY TRIGGER ASSESSMENT		
State Planning Policy Section	Represented in Planning Scheme	Relevant
Liveable communities and housing	Yes	No
Economic growth	Yes	No
Environment and heritage	Yes	No
Safety and resilience to hazards	Yes	Yes
Infrastructure	Yes	No

6.2.3 REFERRALS AND STATE DEVELOPMENT ASSESSMENT PROVISIONS

Referral matters for this proposal have been assessed against the *Planning Regulation 2017* (the Regulation).

No referrals have been identified.

No further assessment is required.

6.3 LOCAL PLANNING REQUIREMENTS AND ASSESSMENT

The *Logan Planning Scheme 2015 (version 9)* (Planning Scheme) is applicable to this application. The relevant provisions of the Planning Scheme are identified and addressed below.

6.3.1 DEFINED USES

The proposed development will involve the development of the subject site as Multiple Dwelling (Apartments).

6.3.2 LEVEL OF ASSESSMENT AND PUBLIC NOTIFICATION

The proposed land use is subject to impact assessment within the Low-Medium Density Residential zone – Townhouse precinct.

This application includes a Variation Request and, therefore, in accordance with s. 53 of the Act, requires public notification for a period of 30 business days.

6.3.3 LOCAL PLAN

The subject site is not mapped as being within a local plan area.

No further assessment is required.

6.3.4 ZONE

Under the Planning Scheme, the subject site is mapped as being within the Low-Medium Density Residential zone – Townhouse precinct.

The Variation Request seeks to apply the assessment benchmarks of the Low-Medium Density Residential zone – Apartment precinct to the future development of the site.

The subject site is mapped as being affected by several overlays under the current Planning Scheme.

The Variation Request seeks to apply the current Overlay codes as prescribed in the current Planning Scheme (Logan Planning Scheme 2015 v. 9.0) to any proposed development on the site, with the exception of the Flood hazard overlay (and future TLPI No. 1/2023) which will no longer be relevant to future development on the land.

6.3.5 OVERLAYS

6.3.5.1 POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY

The subject site is mapped as being within the Potential and actual acid sulphate soils overlay.

No change is proposed in relation to the overlay.

Future development on the land will be required to respond to the relevant requirements of the overlay.

6.3.5.2 BIODIVERSITY AREAS OVERLAY

The subject site is mapped as being within the Biodiversity areas overlay.

The site has been cleared of vegetation with the exception of a stormwater drainage swale in the north-western frontage of the site and therefore has no biodiversity value.

The subject site is buffered from the vegetation subject to the overlay mapping by Loganlea Road and there is a substantial cleared area of approximately 50m for the purpose of a powerline easement to the north of the site.

The overlay mapping over the site is therefore considered to no be reflective of the actual site characteristics.

6.3.5.3 BUSHFIRE HAZARD OVERLAY

The subject site is mapped as being within the Bushfire hazard overlay.

The site is substantially separated from vegetation mapped as being within the overlay and is buffered by Loganlea Road to the west and the powerline easement to the north.

The overlay mapping over the site is therefore considered to no be reflective of the actual site characteristics.

6.3.5.4 FLOOD HAZARD OVERLAY

The subject site is mapped as being within the Flood hazard overlay.

The site has previously been filled and retained is predominantly substantially higher than Loganlea Road with the except of some open drainage swales. The flood mapping over the site does not reflect the existing boulder retaining walls and is considered to be a mapping anomaly.

It is therefore proposed to vary the planning scheme so as to remove the overlay from applying to future development application over the land.

6.3.5.5 LANDSLIDE HAZARD AND STEEP SLOPE AREA OVERLAY

The subject site is mapped as being within the Landslide hazard and steep slope area overlay.

The site is flat, with the exception of some rock retaining walls. The overlay mapping aligns with the retaining walls on site and is therefore not reflective of the actual landslide hazard risk on site.

The overlay mapping over the site is therefore considered to no be reflective of the actual site characteristics.

6.3.5.6 REGIONAL INFRASTRUCTURE CORRIDORS AND SUBSTATIONS OVERLAY

The subject site is mapped as being within the Regional infrastructure corridors and substations overlay.

No change is proposed in relation to the overlay.

Future development on the land will be required to respond to the relevant requirements of the overlay.

6.3.5.7 WATERWAY CORRIDORS AND WETLANDS OVERLAY

The subject site is mapped as being within the Waterway corridors and wetlands overlay.

The site has been cleared of vegetation with the except of a stormwater drainage swale in the north-western frontage of the site and therefore has no biodiversity value.

The subject site is buffered from the vegetation subject to the overlay mapping by Loganlea Road and there is a substantial cleared area of approximately 50m for the purpose of a powerline easement to the north of the site.

The overlay mapping over the site is therefore considered to no be reflective of the actual site characteristics.

6.3.6 STRATEGIC FRAMEWORK

Assessment against the relevant sections of the Strategic Framework is provided below.

STRATEGIC FRAMEWORK

3.2 Strategic intent

3.2.1 Settlement Pattern	The subject site is in the urban footprint and is therefore consistent with FRM-01.00
3.2.2 Residential	The proposal is for higher intensity residential development that is within a location that is proximate to a range of services, centres and

STRATEGIC FRAMEWORK

	public transport. It will assist the City of Logan in meeting the intended target of 70,000 new dwellings by the year 2031.
3.2.7 Natural environment	The subject site is cleared and unencumbered by biodiversity constraints. The site represents an opportunity for higher intensity development that will not detract from the city's natural and ecological values.
3.2.8 Natural hazards	The Flood Report prepared by SLR Consulting demonstrates that the proposed development is able to adequately address and mitigate
3.2.9 Design, place making and amenity	Future development that is in accordance with the proposed preliminary approval and variation request will be able to provide a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible
3.2.10 Transport	The subject site is well located on a major transport route that has access to walking, cycling and public transport infrastructure making it highly suitable for higher intensity development.
3.2.11 Infrastructure	The subject site is serviced by all necessary infrastructure and higher intensity development as per the proposed development will result in an efficient use of infrastructure. Further, there will not be any adverse impact on any infrastructure corridors.
3.3 – Settlement Pattern	
3.3.1 Strategic outcomes	The proposed development is within the urban footprint and is for urban development that will provide a high quality place for people to live in a suitable urban area.
3.3.2 Urban footprint	The proposed development is for urban development within the urban footprint.
3.4 – Residential	
3.4.1 Strategic outcomes	<p>The proposed development will provide additional housing within the city that will contribute the supply and range of housing sizes and types.</p> <p>The proposed higher intensity residential development is well located within an area that has access to public transport, infrastructure and access to centres.</p>
3.4.2 Housing supply and diversity	<p>The proposed development will allow for a range of accommodation units including studio, one bedroom units and two bedroom units in a location that has good public transport accessibility, which will meet the needs of small and single person households.</p> <p>Opportunities for affordable and adaptable housing will also be facilitated by the inclusion of the land within the apartment precinct.</p>
3.4.3 Density	The subject site fronts a road on the transit oriented development corridor and is therefore suitable for higher residential density.

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	The proposed variation request will facilitate future development that will be able to provide a high quality built form and provides a mix of housing types.
3.9 – Natural environment	
3.9.1 Strategic outcomes	The proposed development will not impact on any protected biodiversity corridors, locally significant vegetation, koala corridors/habitat, waterways or wetlands.
3.9.2 Biodiversity	There are no biodiversity values on the site, which has previously been cleared and benched.
3.9.3 Waterway corridors and wetlands	There are no waterway corridors or wetland features on the site.
3.10 – Natural hazards and climate change	
3.10.1 Strategic outcomes	Future development on site will be able to achieve a suitable level of protection from potential natural hazards. Refer to the Flood Report prepared by SLR Consulting.
3.10.2 Natural hazards and climate change adaptation	Future development will be suitably protected from natural hazards, including climate change over time. Refer to the Flood Report prepared by SLR Consulting.
3.10.3 Climate change mitigation	Future development will be able to be designed to take into consideration energy efficiency through suitable building design.
3.10.4 Acid and metal contaminants	Future development will be able to address the potential for interference with acid sulfate soils at the time of detailed design and subsequent development applications.
3.11 Design, place making and amenity	
3.11.1 Strategic outcomes	The design of future development on the site will be able to implement design and place making elements that will result in places for people that are attractive, functional, safe and accessible.
3.11.2 Element - Design and place making	The design of future development on the site will be able to implement design and place making elements that will result in places for people that are attractive, functional, safe and accessible. Bulk, scale and mass will be addressed in subsequent development applications.
3.11.3 Element - Amenity	The proposed development will result in a built form outcome that will reflect the level of amenity anticipated within a centrally located urban area and appropriately mitigate potential impacts on adjoining and surrounding lower density areas through interface design and height transitions.
3.12 Transport	
3.12.1 Strategic outcomes	The subject site is will located to take advantage of the road network, public transport and bicycle/walking pathways.

STRATEGIC FRAMEWORK

3.12.2 Movement network and car parking	The subject site is will located to take advantage of the road network, public transport and bicycle/walking pathways.
3.12.3 Active transport	The subject site includes an already constructed pedestrian pathway that connects to the broader active transport network, which can be utilised by future development on the site.
3.12.4 Public transport	The subject site has access to the public transport network, which can be utilised by future development on the site.
3.12.5 Road transport and freight	The subject site has access to a higher order road, which will be taken advantage of through higher density development.

6.3.7 VARIATION REQUEST - ASSESSMENT MANAGER CONSIDERATIONS

Section 61 of the Planning Act requires that when assessing a variation request, the assessment manager must consider—

- (a) *the result of the assessment of that part of the development application that is not the variation request; and*

The part of the application that is not the variation request relates to Multiple Dwelling (Apartments) on the subject site. The Multiple Dwelling component is intrinsically linked to the variation request. As outlined in this report, the land is accessible, well located, prominent, adjoins a range of other non-residential land uses and is also proposed to be zoned as District Centre Zone under the draft Logan Plan 2025. The other part of the development application is therefore appropriate development that should be approved and the associated variation request should also be approved.

- (b) *the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and*

The variations sought are consistent with the rest of the local planning instrument.

As outlined in this report, a Multiple Dwelling (Apartments) is an appropriate land use for the site and the overlay mapping proposed to be varied is shown to be erroneous.

- (c) *the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and*

The variation request is subject to public notification and it is clear that future development under the varied planning scheme will be as if the site were in the Low-Medium Density Residential zone – Apartment precinct. Notification of the variation request will provide clarity to any potential submitters and the public as to what development will occur and their submission rights for future applications will therefore not be prejudiced.

- (d) *any other matter prescribed by regulation.*

There are no other matters prescribed by regulation.

6.3.8 OTHER RELEVANT MATTERS

Other relevant matters have been outlined in this report and include:

- The subject site is suitable for higher density residential development as it is:
 - » a highly prominent, accessible, well located and substantial land holding on a major road at the gateway to the Meadowbrook centre precinct and Logan Hospital;
 - » one of the few undeveloped major land holdings in the area;
 - » adjoins non-residential land uses along Loganlea Road and is opposite land Mixed use zoned land that is suitable for a range of higher density residential land uses;
 - » consistent with the existing pattern of development along Loganlea Road;
 - » the provisions of the Low-Medium Density Residential Zone Code that future development will be assessed against include assessment benchmarks that regulate the interface and transition between lower density zones and higher density development.

- The site's suitability for higher intensity development, accessibility, strategic location, context in relation to other non-residential land uses and potential to contribute to the Meadowbrook area is acknowledged and reflected in the recently proposed draft *Logan Plan 2025*. The proposal to vary the effect of the Planning Scheme is therefore consistent with Council's publicly released strategic planning and policy intent for the land.

- By establishing the current overlays and assessment benchmarks, the future development of the site will be able to continue with certainty and in accordance with the clearly established development intent for the land.

- Additionally, the proposed variation relates to the Flood hazard overlay, which is considered to be a mapping error and does not reflect the actual ground conditions of the site. These mapping anomalies are the result of limitations in the resolution of the planning scheme mapping to capture the fine grain detail required to accurately reflect real life site characteristics.

7. CONCLUSION

This Town Planning Report supports a Development Application made by Quintatter Pty Ltd to Logan City Council for a preliminary approval and a variation request.

The site is located at 327-369 Loganlea Road, Meadowbrook QLD 4131, and is formally described as Lot 777 on SP156550.

The application seeks approval for:

- Preliminary Approval for Material Change of Use for Multiple Dwelling; and
- Preliminary Approval (Variation Request) to Vary the Effect of the Logan Planning Scheme 2015.

As demonstrated in this Town Planning Report and the supporting technical appendices, the proposed development is generally consistent with the intent of the Planning Scheme and other relevant instruments.

Approval is recommended subject to reasonable and relevant conditions.