

Planning Report

17 Calume Court, Logan Reserve, QLD 4133

For: Endeavour DM

Date: September 2025



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Version History

Version	Description	Author	Reviewed	Date
1	Draft	R. Cochran	E. Richards	25 August 2025
2	Final	R. Cochran	B. Jones	1 September 2025

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Summary

Site and Planning Framework

Table A below provides a summary of the key site details and relevant planning framework information.

Table A – Site and Planning Framework Details

Site Details	
Address	17 Calume Court LOGAN RESERVE QLD 4133
Real Property Description	Lot 14 RP 182453
Area	20,050 m ²
Owner/s	Hiong Tee Sia and Hiong Sing Sia
Easement/s	N/A
Local Planning Matters	
Local Government	Logan City Council
Planning Scheme	Logan Planning Scheme - Version: 9.2 (with TLPI No. 1/2024)
Strategic Framework	Urban Footprint
Zone	Emerging Community
Overlays	<ul style="list-style-type: none"> ▪ Biodiversity areas overlay <ul style="list-style-type: none"> ○ Primary vegetation management area ○ Secondary vegetation management area ○ Matters of both state and local environmental significance ▪ Bushfire hazard overlay <ul style="list-style-type: none"> ○ Bushfire hazard - Medium potential ○ Bushfire hazard - Potential impact buffer area ▪ Flood hazard overlay <ul style="list-style-type: none"> ○ Flood investigation area ▪ Residential overlay
Temporary Local Planning Instrument/s	TLPI No. 1/2024
State Planning Matters	
State Planning Policy	<ul style="list-style-type: none"> ▪ Biodiversity <ul style="list-style-type: none"> ○ MSES - Regulated vegetation (essential habitat) ○ MSES - Regulated vegetation (category C) ○ MSES - Wildlife habitat (koala habitat areas - core) ○ MSES - Wildlife habitat (endangered or vulnerable) ○ MSES - Wildlife habitat (special least concern animal) ▪ Natural Hazards Risk and Resilience <ul style="list-style-type: none"> ○ Flood hazard area - local government flood mapping area ○ Bushfire prone area
Development Assessment Mapping	<ul style="list-style-type: none"> ▪ SEQ Regional Plan Triggers <ul style="list-style-type: none"> ○ Urban Footprint ▪ Water Resources <ul style="list-style-type: none"> ○ Water resource planning area boundaries ▪ Native Vegetation Clearing <ul style="list-style-type: none"> ○ Regulated vegetation management map (Category A and B extract) ▪ Koala Habitat in SEQ Region <ul style="list-style-type: none"> ○ Koala Habitat Area - Core koala habitat area

Development Application Details

Table B below provides an overview of the development application.

Table B – Development Application Details

Development Application Details	
Development Particulars	<ul style="list-style-type: none"> Development permit for reconfiguring a lot (ROL) for residential lots, 1 basin/reserve lot, 1 future development lot and new road Preliminary approval including a variation approval varying the effects of the Logan Planning Scheme 2015 to adopt the Low Density Residential Zone (Village precinct) Development permit for operational work (vegetation clearing)
Description	<ul style="list-style-type: none"> Development Permit for Reconfiguring a Lot (ROL) (1 into 22 residential lots, 1 future development lot, new road, and basin); Development Permit for Operational Work (OPW) (Vegetation Clearing); and Preliminary Approval for Material Change of Use (MCU) including Variation Request to vary the effects of the Logan Planning Scheme 2015 to apply the provisions of the Low Density Residential (LDR) zone, Village precinct.
Category of Assessment	Impact assessment
Public Notification	Required – 30 business days
Assessment Manager	Logan City Council
Referral(s)	Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B (Planning Regulation 2017) - Assessable development—development interfering with koala habitat in koala habitat areas outside koala priority areas
Applicant Details	
Applicant	Endeavour Developments 1 Pty Ltd
Applicant Representative	Therefor Group
Contact Person	Rhiannon Cochran (07) 3666 5200 rcochran@thereforgroup.com.au
Reference:	25-0159P

Supporting Material

Table C below provides an overview of the supporting material which accompanies this application and has been incorporated and referenced throughout this report.

Table C – Supporting Material

Document Title	Prepared By	Date
Appendix A – Subdivision Proposal Plan	Therefor Group	29.08.2025
Appendix B – Context Assessment	Therefor Group	15.08.2025
Appendix C – Civil Engineering Report	Burchills Engineering Solutions	20.08.2025
Appendix D – Ecological Assessment Report	28 South Environmental	26.08.2025
Appendix E – Code Compliance Statements	Therefor Group	27.08.2025
Appendix F – Owner’s Consent	-	11.04.2025

Planning Merit

The proposal involves a residential subdivision that responds to the designated growth area, Logan Reserve, located within the Logan City Council local government area. The development will assist in meeting the increasing demand for housing by offering a range of lot sizes that support affordability and lifestyle choice, yet maintains the larger lot sizes intended for the area by the Planning Scheme. With convenient access to schools, services, and future commercial centres, the site is well positioned to deliver new housing in a location that encourages sustainable urban growth and a high standard of residential amenity.

The design outcome will make a positive contribution to the housing supply within Logan, while also strengthening connectivity across the area. The subdivision layout emphasises walkability and safe vehicle movement, alongside environmentally responsive outcomes such as stormwater management infrastructure and a dedicated drainage area.

In doing so, the proposal achieves the following:

- Reinforces the intent of the Low density residential zone by facilitating houses on mid-sized lots residential lots.
- Establishes integration with surrounding development areas to deliver a connected neighbourhood.
- Provides a mix of lot sizes to support a diversity of households and living arrangements.

1. Introduction

Therefor Group has been engaged by Endeavour Developments 1 Pty Ltd (**the Applicant**) who seek to develop land at 17 Calume, Logan Reserve, formally described as Lot 14 RP 182453, for the purposes of a 24 lot subdivision (22 residential lots, one drainage lot and one future development lot). The proposed subdivision intends to cater for Dwelling houses and a potential dual occupancy development on proposed Lot 7 in accordance with the Plan of Reconfiguration (Appendix A – Subdivision Proposal Plan).

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 Logan. The proposal also includes a Variation Request seeking adoption of the Low density residential zone (Village precinct) provisions over the site.

To facilitate the proposal, this application incorporates three aspects of development. These include:

- A Development Permit for Reconfiguring a Lot (1 into 24 lots, including new road, drainage lot, and future development lot), which will result in residential allotments ranging from 506m² to 1017m², a lot for future development and a drainage reserve of 1,153m².
- Operational Works for vegetation clearing associated with the residential subdivision.
- A Preliminary Approval for a Material Change of Use to vary the effect of the Logan Planning Scheme 2015 (**Variation Request**). More specifically, the proposed Variation Request seeks to replace the Emerging community zone that currently applies over the subject site with the Categories of development and assessment, and assessment benchmarks of the Low density residential zone – Village precinct.

In accordance with the Logan Reserve Local Area Plan (**LUAP**), the subject site is identified as being within the Village precinct and therefore the intents of the Low density residential zone – Village precinct is consistent with Council's land use planning for Logan Reserve.

The site is identified within the Emerging community zone of the Logan Planning Scheme 2015, version 9.2 (**planning scheme**) and the proposal as described above triggers Impact assessment, as the proposed Reconfiguring a lot does not meet the minimum lot size of 20 hectares prescribed for the Emerging community zone and aspects of the application seek to vary the Planning Scheme. The primary matters for consideration for the proposed development relate to lot size and vegetation removal.

This report addresses the merits of the proposed development and provides an in-depth discussion and assessment of the proposed development with respect to the relevant provisions of the state and local planning instruments, the *Planning Act 2016* (**Planning Act**) and other relevant legislation.

In conjunction with the supporting material, this report aims to outline the facts and circumstances which weigh in favour of approval of the proposed development, and demonstrate it should be approved, subject to reasonable and relevant conditions.

Specifically, this report provides the following to assist in assessment of the development application:

- An overview of the key aspects of the proposed development.
- A summary of the planning merit and alignment with the planning intent for the site and wider area.
- A site analysis which provides details of the key characteristics of the site and surrounding area, including relevant development approval/s.
- A summary of the technical analysis which has informed the design of the proposed development.
- An overview of the state planning framework as it relates to the site, including referral details and some commentary on the proposed development's alignment with the state planning interests, where relevant.
- An overview of the local planning framework as it relates to the site, including some commentary on the proposed development's alignment with the local planning intent.

2. Proposed Development

2.1 Intent and Rationale

The proposal seeks to facilitate residential development over the site, which is currently included in the Emerging community zone. In accordance with the Logan Reserve Land Use Area Plan (**LUAP**), the subject site is identified as being within the Village precinct and therefore, the proposal, including lot sizes and long term development intents sought as part of a variation request, are consistent with Council’s land use planning for Logan Reserve.

2.2 Key Aspects

Table D below provides a summary of the key aspects of the proposed development.

2.2.1 Summary

Table D – Key Aspects of Proposed Development

Component	Development Detail		
Existing lots	1 Lot		
Proposed new lots	24 Lots (22 Residential Lots, 1 Drainage Lot, and 1 Balance Lot)		
Proposed lot size range	506m ² -1017m ²		
Frontage widths	4m – 5m (rear lots):	15m – 17.99m:	18m or greater:
	3 lots (15%)	10 lots (45%)	9 lots (40%)
Average widths	15m - 17.99m:	18m or greater:	
	10 lots (45%)	12 lots (55%)	
Net area of new lots	13,812m ²		
Total area of new road	4,923m ²		
Total area of basin	1,153m ² (5.7%)		
Future development parcel	150m ² and subject to ultimate amalgamation with land in the adjoining property		

2.2.2 Lot Sizes and Dimensions

It is acknowledged that the site is located within the Emerging Community Zone. The Emerging community zone identifies land intended for future urban purposes, protects it from incompatible uses, and enables timely conversion from non-urban to urban use.

Logan Reserve has experienced significant residential growth within recent years, with approvals in this pocket reflecting a shift to urban uses consistent with the Low density residential zone – Village precinct as desired under the LUAP.

The development has therefore been designed with consideration of the Low density residential zone – Village precinct requirements, consistent with the intents of the LUAP.

Table 9.4.6.3.2 – Reconfiguring a lot and Table 9.4.6.3.4 – Additional requirements for rear lots of the planning scheme sets out the lot size and characteristic requirements for the zones and precincts within Logan.

For the Low density residential zone, Village precinct these tables outline the following requirements:

- Minimum lot size – 500m² (600m² for rear lots)
- Minimum frontage width – 15m (10m for cul-de-sac and 18m for corner lot)
- No maximum depth to width ratio
- Maximum access strip length – 50m
- Minimum access strip width for single lot – 4m driveway reserve width with 3m pavement width

The proposed lots are generally in line with these requirements.

2.2.3 Lot Layout

The proposed subdivision involves 22 residential lots ranging in size from 506m² to 1,017m². The layout prioritises functionality and diversity, while making use of the existing site's challenging lot shape.

The layout prioritises:

- Block lengths designed to comply with Schedule 12A benchmarks, ensuring walkability and connectivity without exceeding 250 metres.
- Integration with adjoining and future developments through a consistent lot layout approach. The plan allows for connections to existing adjoining residential developments and considers future development by granting connections to adjoining sites to the east and west.

2.2.4 Road Layout

The internal road network is designed to provide pedestrian and vehicle circulation. Features include:

- Roads designed to meet the required reserve width specified in Table 3.4.4.2.1 – Road Design Standard of Planning Scheme Policy 5 for an Urban Access Street, accommodating on street marking and vehicle movement.
- Integration of road layout with future adjoining lots to support efficient traffic flow and reduced congestion.

2.2.5 Earthworks

As outlined in the attached Civil Engineering Report prepared by Burchills, site earthworks will comprise cut and fill to establish suitable pad levels for future development, facilitate internal road network, the construction of a stormwater management basin addressing both quality and quantity objectives, and the provision of trenching to accommodate service infrastructure.

2.2.6 Provision of Infrastructure

Water

The development will gain its water supply via connection to the proposed water main on Noffke Court via Calume Court, which will be delivered with the approved development of 565-578 Chambers Flat Road & 32-65 Noffke Court, Logan Reserve (Council Ref: COM/66/2017/A).

Sewer

The wastewater generated by the development is to be conveyed via the future abovementioned development COM/66/2017/A which will provide sewer connection to Chambers Flat Road; this will service the Noffke Court catchment area. The site will connect via extension of the sewer reticulation through 43-61 Noffke Court, Logan Reserve.

Stormwater

The Civil Engineering Report prepared by Burchills outlines that the development will achieve the principal of 'no worsening'. The development's road network will collect stormwater runoff and convey it to inlet pits within the kerbs. These pits will be connected through a series of stormwater drain lines, discharging into stormwater basin (Lot 800) located in Northern portion of the site.

Electricity, gas and telecommunications

It is envisaged that adequate power supply can be provided to the site from the existing infrastructure. However, a specialist electrical consultant will need to be engaged to provide advice in relation to internal electrical reticulation requirements, prepare detailed designs and liaise with the relevant authorities.

2.2.7 Vegetation Clearing

28South Environment has undertaken an ecological assessment of the Site, which found the vegetation to be highly constrained and disconnected due to surrounding low density residential development. The remaining habitat is a small, degraded patch with minimal connectivity and subject to edge effects. The broader locality is also transitioning to higher-intensity urban use, with several new subdivisions underway. Importantly, the Site does not exhibit characteristics of habitat capable of supporting conservation-significant vegetation communities, flora or fauna species. On this basis, it is considered unlikely that the proposed development would result in any material ecological impacts.

2.2.8 Variation Request

The subject site is in the Emerging community zone. The Emerging community zone identifies land intended for future urban purposes, protects it from incompatible uses, and enables timely conversion from non-urban to urban use.

As referenced above, Logan Reserve has experienced significant residential growth within recent years, with approvals reflecting a shift to urban uses, including low density residential subdivisions, supported by associated preliminary approvals to vary the effect of the scheme to enable development consistent with the Low Density Residential Zone. This is demonstrated within the attached Context Assessment Plan (Appendix B).

To facilitate efficient development over the created lots, this application intends to adopt the same approach, seeking a preliminary approval to vary the effect of the planning scheme to apply the provisions of the Low Density Residential Zone over the site.

The purpose of the Low density residential zone is to provide for a variety of residential low density dwelling types, supported by a range of community uses, and small-scale services, facilities and infrastructure, to support local residents. The Village Precinct aims to provide a built form which is predominantly characterised by Dwelling Houses in an urban landscape setting. These areas have convenient access to nearby centres and shops.

The development is considered to be in line with the purpose of this zone as it shall facilitate future residential development at a scale which complements the emerging character of the immediate surrounds.

3. Planning Merits

The proposed development is for a residential subdivision that reflects the strategic intent for Logan Reserve as a key growth area within Logan. The development seeks to address the growing demand for housing by providing a variety of lot sizes that support affordable and diverse living options. The site's proximity to key services, schools, and future commercial centres makes it an ideal location for residential development that supports sustainable growth and provides a high level of amenity for future residents.

The proposed development will contribute to the housing supply in a way that complements the existing character of the area while enhancing connectivity. The layout prioritises walkability, safe vehicular access, and environmental sustainability through the incorporation of a stormwater management system and a dedicated drainage reserve.

The proposed development will provide a positive outcome for the site and wider community due to its:

- Alignment with the intent of the Low density residential zone to facilitate low-rise suburban living.
- Integration with adjacent future developments to ensure a cohesive neighbourhood.
- Provision of a mix of lot sizes to accommodate different household types to support demographic diversity.

4. Site Analysis

4.1 Overview

The site, shown in the below aerial, is located at 17 Calume Court, Logan Reserve QLD 4133. It is irregular in shape, generally tapered in a south to north direction, with a total site area of 20,050m².

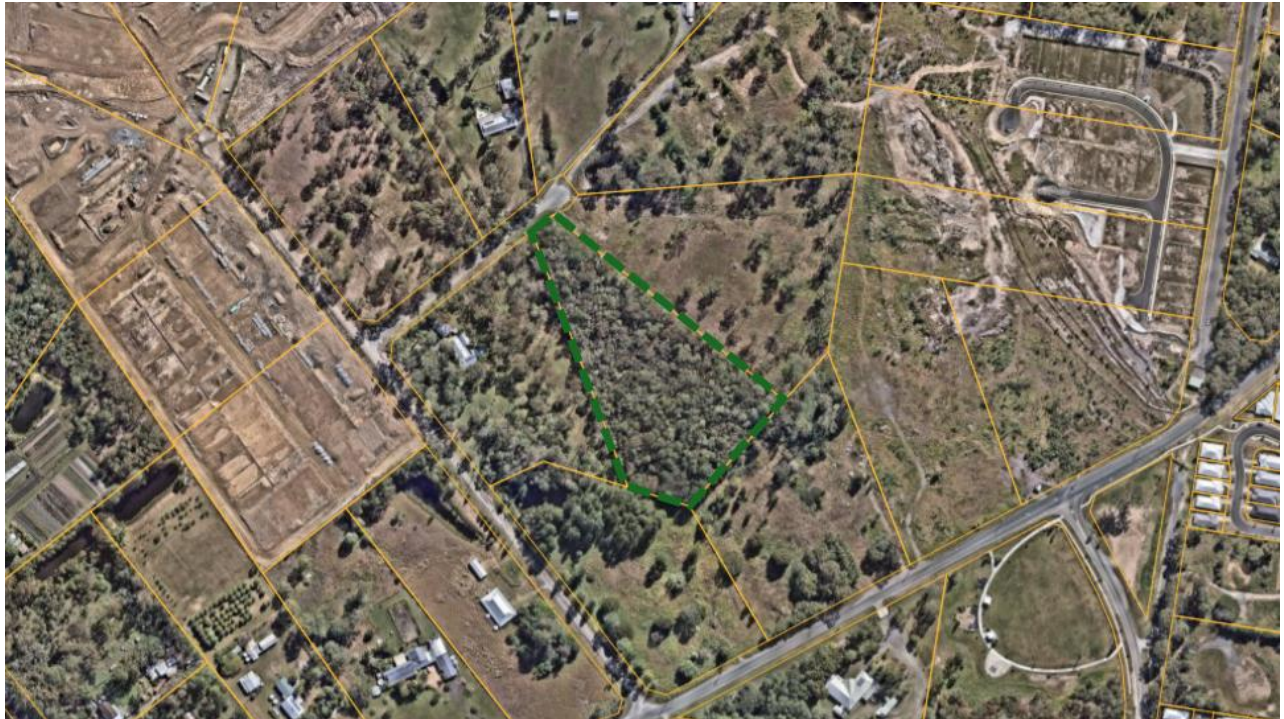


Figure 1. Aerial imagery of site (NearMap)

The site is located in the Emerging community zone (See Figure 2). The surrounding area is also predominately located within the Emerging community zone, with some pockets of land within the Recreation and open space zone.



Figure 2. Zoning map (Logan Planning Scheme 2015 Interactive Mapping)

4.2 Site Characteristics and Servicing

Table E below provides an overview of the key site characteristics and servicing information.

Table E – Site Characteristics and Servicing Information

Site Characteristics	
Existing Use / Improvements	As shown in the aerial imagery above, the site is vacant.
Access and Frontage	The site has frontage of 21m to Calume Court
Easement/s	The site is not encumbered by easements.

Topography	The highest point within the site is at the south-western corner at approximately RL 40.5 m AHD, and the lowest point is at the northern boundary of the site at approximately RL 31.0 m AHD
Vegetation	There is some existing vegetation on the site which is included on both Council and State government mapping. This is elaborated in the supporting Ecological Assessment Report and the following sections of this report.
Waterways and Waterbodies	The site does not contain any mapped waterways or waterbodies. The site does contain Council's mapped Flood Investigation Area which is located at the frontage of the site.
Contaminated Land / Environmental Management	To the best of our knowledge the site is not identified on the contaminated land or environmental management register/s.
Servicing Information	
Water	N/A – The site has not previously been used for urban purposes.
Sewer	N/A – The site has not previously been used for urban purposes.
Stormwater	N/A – The site has not previously been used for urban purposes.
Electricity, Gas and Telecommunications	N/A – The site has not previously been used for urban purposes.

4.3 Context

The site is located within the Logan City Council local government area (**LGA**) in the suburb of Logan Reserve, approximately 10km south of Logan Central. Logan Reserve is a transitioning suburb characterised by established larger-lot housing and newer residential areas, supported by retail centres, schools, and recreational spaces. The locality continues to experience significant growth, with active subdivisions and infrastructure development within the immediate area.

The site benefits from proximity to a range of services and amenities, including:

- Commercial and retail services: Woolworths Logan Reserve / Shopping Centre (approx. 1.7km)
- Educational facilities: Logan Reserve State School (approx. 1.5km)
- Recreation: Loganview Park (400m), Mulberry Park (1km), Willow Park (600m)

While the surrounding area is primarily vacant land or single residential dwelling houses, the proposed development has been designed to integrate with the surrounding future context. As identified in Appendix. B - Context Assessment, surrounding approvals have been granted for residential subdivisions varying the zoning to Low density residential suburban and village precincts, as well as a Shopping Centre immediately south adjoining the site.

4.4 Development Application and Approval History

Subject Site

A review of Council's online development portal has been undertaken and it is noted there is no development history available over the site.

Surrounding Sites

Therefor Group have prepared a Context Assessment Plan (Appendix. B) to assist Council with their review of this report.

- Surrounding approvals have been granted for residential subdivisions varying the zoning to Low density residential suburban and village precincts. Therefore, the proposed development maintains a consistent development pattern of Low density residential lots as established by the development approvals within the immediate vicinity.
- As shown on the Context Assessment Plan, prepared by Therefor Group, several lots within the immediate area have been approved for development which includes operational works (vegetation clearing) to allow for residential development. As such, the protection of remaining vegetation on this site is no longer considered meaningful as would not contribute to a corridor or result in fragmentation.
- Given the surrounding soon-to-be residential context, the proposal is considered to align with the reasonable expectation from the community that the site should be developed for residential purposes and is consistent with the progression of infrastructure and development of adjoining land.

5. Technical Analysis

The proposed development will involve works and other outcomes which require technical assessment. A number of technical reports have been prepared to accompany this development application and are summarised below.

5.1 Environmental Assessment

The site is partly identified in the Primary and Secondary vegetation management area overlay map OM-02.01 under the planning scheme as such, a detailed Ecological Assessment has been undertaken– see Appendix D - Ecological Assessment Report.

As referenced above under section 2.2.7 of this report, 28South Environment has undertaken an ecological assessment of the Site, which found the vegetation to be highly constrained and disconnected due to surrounding low density residential development, with the proposed development unlikely to result in any material ecological impacts.

Operational Work for Vegetation Clearing forms part of this application, with the Ecological Assessment Report providing appropriate support for this to occur.

5.2 Engineering Assessment

A Civil Engineering Report has been prepared (Appendix C). The report includes considerations relating to sewer drainage, water reticulation, street network and traffic impacts, earthworks, and stormwater drainage. Based on the findings of this report, it can be demonstrated that the proposed development can appropriately meet all engineering requirements. For further information, refer to Appendix C – Civil Engineering Report.

6. State Planning Framework

6.1 Planning Act 2016

The *Planning Act 2016* (**Planning Act**) and its subordinate legislation is the statutory framework for decision making in relation to land use and development in Queensland.

The proposed development constitutes the following aspects of “development” as defined in Schedule 2 of the Planning Act:

- Material change of use;
- Reconfiguring a lot; and
- Operational Works.

6.1.1 Category of Assessment

In accordance with section 43 of the Planning Act, the relevant categorising instrument for this development application is the Logan Planning Scheme 2015 (**planning scheme**). As identified in **Section 7.2.1** of this report, the planning scheme categorises the proposed development as **impact assessable**.

Section 45(5) of the Planning Act states:

An impact assessment is an assessment that—

- (a) *must be carried out—*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
- (b) *may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.*

The matters outlined in section 45(5)(a)(i) above are identified in **Section 7.2** of this report and subsequently addressed.

With respect to section 45(5)(a)(ii), the matters Planning Regulation prescribes are:

- The matters stated in Schedules 9 and 10 of the Planning Regulation for the development.
- The planning scheme (see **Section 7**).

- The regional plan for the region, to the extent it is not identified in the planning scheme as being appropriately integrated.
- The State Planning Policy, to the extent it is not identified in the planning scheme as being appropriately integrated.
- Any designation applying to the premises.
- Any temporary State Planning Policy applying to the premises.
- Any development approval for, and any lawful use of, the premises or adjacent premises (see **Section 4.4**).
- The common material.

Unless otherwise stated, the following sections assess the development application against the above matters.

In respect to section 45(5)(b), an assessment of ‘other relevant matters’ is included in **Section 8** of this report.

6.2 Planning Regulation 2017

The purpose of the *Planning Regulation 2017* (**Planning Regulation**) is to prescribe instruments and address matters provided for under the Planning Act and provide the mechanics for the operation and implementation of the Planning Act.

6.2.1 Schedules 9 and 10 (Assessable Development and Referrals)

Schedules 9 and 10 of the Planning Regulation outlines various types of development which are prohibited development, assessable development or development requiring referral agency assessment. The Development Assessment Mapping System (**DAMS**) assists to identify development assessment triggers and referrals under the Planning Regulation.

The mapping (refer attached **Site Searches**) and the regulation has been reviewed in the context of this development application and the proposed development is not prohibited development or assessable development (prescribed by the Planning Regulation). However, the proposed development triggers referral agency assessment as set out below.

Table F – Referral Summary

Referral Trigger	Aspect of Development	Referral Agency	State Code(s)
Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B	Assessable development— development interfering with koala habitat in koala habitat areas outside koala priority areas	Chief Executive	State Code 25 – Refer to Section 8.2.1 of the enclosed Ecological Assessment Report.

6.2.2 Schedule 11 (Koala Habitat in the SEQ Region)

Schedule 11 of the Planning Regulation sets out assessment benchmarks in relation to koala habitat in the SEQ region and seeks to regulate development based on mapping affecting the site and the nature of the proposed development. Schedule 11 does not apply to the site as it does not contain the Koala Priority Area or Broad Hectare Area. Excerpts of the relevant mapping is included in Figure 3 and Figure 4 below.



Figure 3. Native vegetation clearing mapping (DAMS Mapping)



Figure 4. Koala habitat area mapping (DAMS Mapping)

6.2.3 Schedule 12A (Reconfiguring a Lot)

Schedule 12A, Part 2 of the Planning Regulation identifies the assessment benchmarks for walkable neighbourhood design for particular subdivision.

In accordance with Schedule 12A, Part 1 of the Planning Regulation, the proposal is requires assessment against the assessment benchmarks contained in Schedule 12A, Part 2, as such assessment is provided in the Code Compliance attachment.

6.3 Regional Plan

The site falls within the bounds of the South East Queensland Regional Plan 2023 (**ShapingSEQ**). ShapingSEQ provides the framework for managing growth, change, land use and development in the SEQ Region to the year 2046.

6.3.1 SEQ land use category

As shown in Figure 5 below, the site is located within the Urban footprint defined by ShapingSEQ. Land within the urban footprint is considered generally suitable for urban development subject to consideration of State and local planning constraints and assessment matters. The proposed development is consistent with this intent.



Figure 5. SEQ land use category (DAMS Mapping)

6.4 State Planning Policy

The current State Planning Policy (July 2017) (**SPP**) relates to 17 separate State interests grouped together under 5 broad themes and provides direction to local governments in preparation of planning documents and assessment of development applications. Where one or more State interest policies are not integrated into a local government's planning scheme, the local government must, to the relevant extent, have regard to Part C (purpose and guiding principles), D (State interests) and E (State interest policies) of the SPP.

Part 2 of the planning scheme identifies that all interests of SPP 2014 is integrated into the planning scheme, however this version has been superseded by the July 2017 version. Relevantly, the site is subject to the following SPP mapping layers:

- Biodiversity (see Figure 6)
 - MSES - Regulated vegetation (essential habitat)
 - MSES - Regulated vegetation (category C)
 - MSES - Wildlife habitat (koala habitat areas - core)
 - MSES - Wildlife habitat (endangered or vulnerable)
 - MSES - Wildlife habitat (special least concern animal)
- Natural Hazards Risk and Resilience (see Figure 7)
 - Flood hazard area - local government flood mapping area
 - Bushfire prone area

However, due to the recent planning scheme introduction of the TLPI No. 1/2023, it has been deemed that further flood assessment is not required against the SPP.

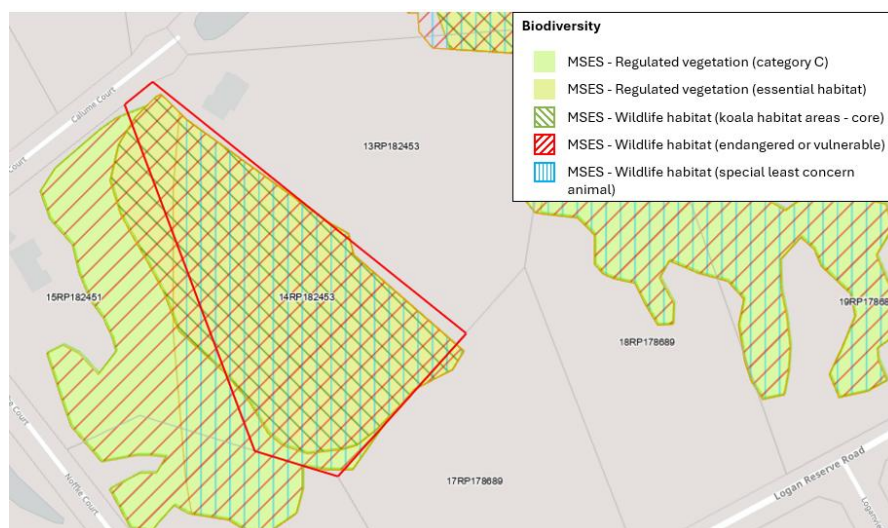


Figure 6. Biodiversity mapping layers (SPP Mapping)

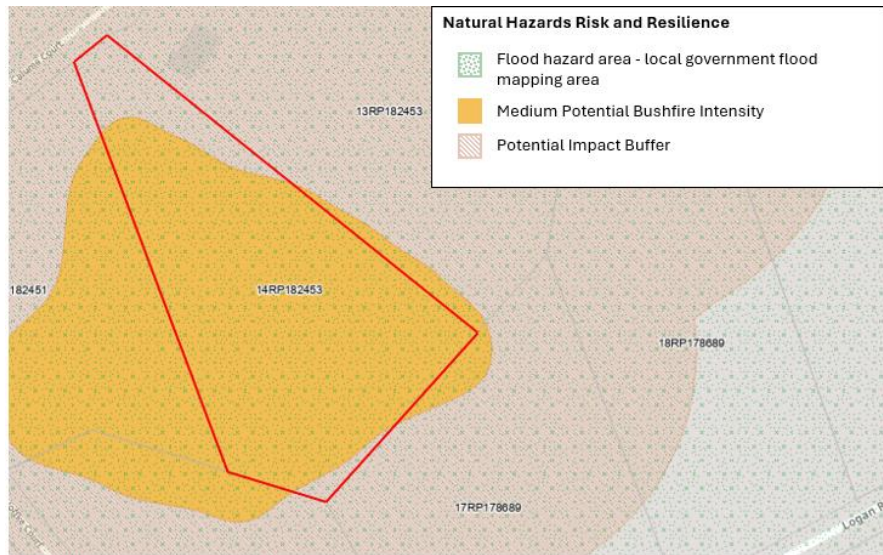


Figure 7. Natural hazards, risk and resilience mapping layers (SPP Mapping)

7. Local Planning Framework

7.1 Planning Scheme

The Logan Planning Scheme 2015 (v9.2) (**planning scheme**) is the key local planning instrument which sets out the intent for development within the bounds of the Logan City Council local government area.

7.2 Category of Assessment and Assessment Benchmarks

7.2.1 Summary

In accordance with Table 5.6.1 of the planning scheme, reconfiguring a lot in the Emerging community zone is subject to impact assessment where creating lots less than 20ha.

In accordance with Table 5.10.2.1 of the planning scheme, operational work for vegetation clearing in the Biodiversity areas overlay where not complying with the accepted development (subject to requirements), is subject to code assessment.

Additionally, a preliminary approval including a variation request is further subject to impact assessment.

Table G below summarises the category of assessment for the proposed development and the relevant assessment benchmarks of the planning scheme. As identified below, the development application will be subject to **impact assessment**.

Table G – Category of Assessment and Assessment Benchmarks

Provision	Category of Assessment	Assessment Benchmark/s	Response Location
Variation Request Component - Low density residential zone	Impact assessment	The planning scheme, including: <ul style="list-style-type: none"> Low density residential zone 	Code Compliance Statements
Emerging community zone	Impact assessment	The planning scheme, including: <ul style="list-style-type: none"> Emerging community zone code Reconfiguring a lot code Landscape code Servicing, access and parking code Filling and excavation code Infrastructure code 	Code Compliance Statements and Civil Engineering Report
Biodiversity areas overlay	Code Assessment	<ul style="list-style-type: none"> Biodiversity areas overlay code 	Ecological Assessment Report
Bushfire hazard overlay	Code assessment	<ul style="list-style-type: none"> Bushfire hazard overlay code 	Code Compliance Statements
Flood hazard overlay	Code assessment	<ul style="list-style-type: none"> Flood hazard overlay code 	Code Compliance Statements
Residential overlay	Not applicable	-	-

7.2.2 Strategic framework

The strategic framework sets out the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs throughout Logan for the life of the planning scheme. The strategic framework comprises eleven (11) themes that collectively represent the policy intent of the scheme:

The site is identified in the urban footprint and future urban area – 21 Logan Reserve in accordance with Strategic Framework Map SFM-01.00. The strategic intent for the urban footprint is to provide for high quality places for people to live, work and play; and to accommodate predominantly urban development. Future urban areas are to accommodate greenfield development that is to be comprehensively planned to provided well integrated and serviced for new communities.

As part of demonstrating compliance with the Strategic Framework of the planning scheme, an assessment has been undertaken against the strategic outcomes and specific outcomes of the following relevant aspects:

- Settlement pattern
- Residential
- Natural environment
- Natural hazards
- Design, place making and amenity

The themes and associated elements of the strategic framework have been reviewed in the context of their relevance to the application and key elements have been identified in the Code Compliance Statements in **Appendix E**.

As shown in Figure 8 below, in accordance with the Logan Reserve Land Use Area Plan (LUAP), the subject site is identified as being within the Village precinct and therefore, the proposal is consistent with Council's land use planning for Logan Reserve.

This assessment identifies that the proposal achieves compliance with the strategic outcomes and specific outcomes of the Strategic Framework.

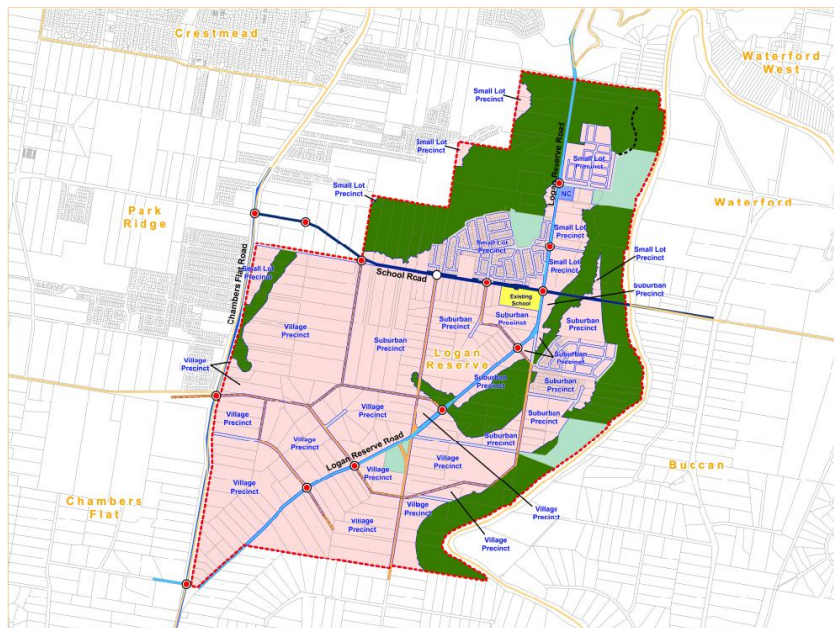
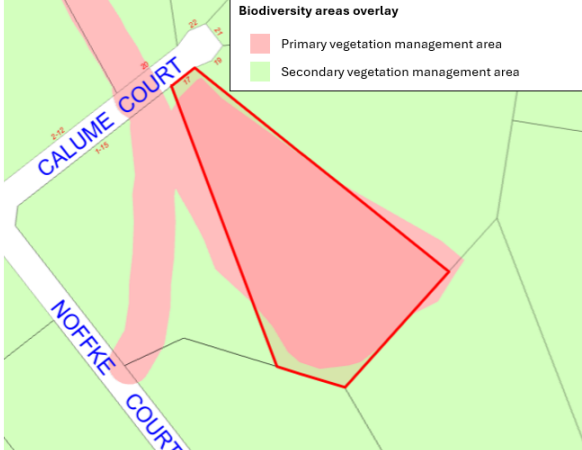




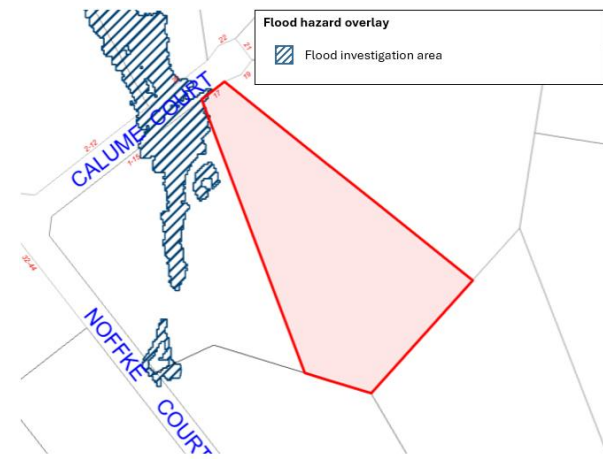
Figure 8. Land Use Area Plan map (Logan Planning Scheme 2015)

7.2.3 Overlays

Table I below provides an overview of the overlays which are mapped over the site and provides some commentary on the effect of each overlay on the proposed development.

Table H – Summary of Overlays

Overlay Mapping	Summary
 <p>Biodiversity areas overlay</p> <ul style="list-style-type: none"> Primary vegetation management area Secondary vegetation management area 	<p>Biodiversity areas overlay</p> <p>The site is mapped within the Biodiversity Areas Overlay and is subject to the following sub-categories:</p> <ul style="list-style-type: none"> Primary vegetation management area Secondary vegetation management area Local and state environmental significance – Polygons; and <p>In accordance with Table 5.10.2.1, assessment against the Biodiversity areas overlay code is required and has been undertaken. An Ecological Assessment Report including a response to the overlay code has been prepared and is provided in Appendix D.</p>
 <p>Biodiversity areas overlay</p> <ul style="list-style-type: none"> Matters of local environmental significance Both matters of local and state environmental significance 	
 <p>Bushfire areas overlay</p> <ul style="list-style-type: none"> Medium potential Potential impact buffer area 	<p>Bushfire Hazard Overlay Code</p> <p>The site is mapped within the Bushfire Hazard Overlay and is subject to the following sub-categories:</p> <ul style="list-style-type: none"> Medium Potential; and Potential Impact Buffer <p>In accordance with Table 5.10.3.1, assessment against the Bushfire hazard overlay code is required and has been undertaken. Refer to Appendix E.</p>

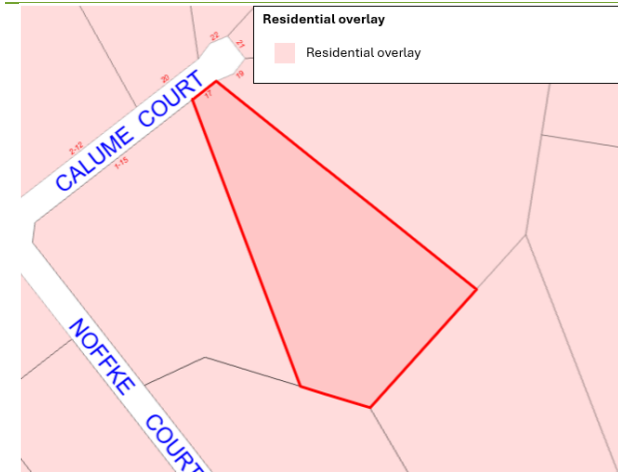


Flood Hazard Overlay Code

The site is mapped within the Flood hazard overlay and is subject to the following subcategory:

- Flood investigation area

In accordance with Table 5.10.5.1, assessment against the Flood hazard overlay code is required and has been undertaken. Refer to Appendix E.



Residential overlay

The site is mapped within the Residential overlay. Development involving Reconfiguring a lot is not assessable against this overlay.

This overlay is only assessable for development involving a Dwelling house, or a class 10 building or structure for a Dwelling house.

7.2.4 Use and Development Code/s

Table I below provides an overview of the relevant use and development code/s which are identified as assessment benchmarks and provides some commentary on the effect of each on the proposed development.

Table I – Summary of Use and Development Code/s

Code	Summary
Filling and excavation code	A response to this code has been undertaken and is provided in Appendix C – Civil Engineering Report.
Infrastructure code	A response to this code has been undertaken and is provided in Appendix C – Civil Engineering Report.
Landscape code	A response to this code has been undertaken and is provided in Appendix E - Code Compliance Statements.
Reconfiguring a lot code	A response to this code has been undertaken and is provided in Appendix E - Code Compliance Statements.
Servicing, access and parking code	A response to this code has been undertaken and is provided in Appendix C – Civil Engineering Report.
Emerging community zone code	A response to this code has been undertaken and is provided in Appendix E - Code Compliance Statements.
Low density residential zone code	A response to this code has been undertaken and is provided in Appendix E - Code Compliance Statements.

7.3 Temporary Local Planning Instrument/s

The recent planning scheme introduction of the TLPI No. 1/2024 sought to implement a risk-based approach to flood hazard, establishing development outcomes that minimise or mitigate flood risk to an acceptable level, enhance community resilience, and reduce emergency management demands during flood events. The site has been identified in the Flood investigation area which is an applicable assessment benchmark for the Flood hazard overlay code. Therefore, the TLPI No.1/2024 is not applicable to the site.

7.4 Planning Scheme Policies

The relevant planning scheme policies have been addressed as part of the response to the assessment benchmarks.

7.5 Local Government Infrastructure Plan

The site is located outside of the Priority Infrastructure Area (PIA) for Logan under the LGIP. Despite this, it has been determined that as a result of emerging development (approved and constructed), within the immediate vicinity, that the site is able to be appropriately serviced by existing infrastructure and is therefore appropriate for development.

8. Other Relevant Matters

8.1 Introduction

Pursuant to Section 45(5)(b) of the Planning Act, an impact assessable development application may be carried out against any other relevant matters, other than a person's personal circumstance, financial or otherwise.

This section identifies multiple relevant matters which are presented as relevant to Council's consideration of the proposed development, and within a balanced assessment framework, weigh in favour of approval.

8.2 Responds to housing crisis and supply challenge

8.2.1 Overview

The proposed subdivision contributes to addressing a critical shortage in housing supply and availability which is commonly referred to as the 'housing crisis'. Local, State and Federal governments have invested significant resources in policy and financial initiatives focused on addressing this significant challenge.

The intent of these many initiatives, some of which are referenced below, is to generate 'on the ground' housing outcomes, with a particular focus to provision of housing types that meet the greatest demand, and this includes smaller housing types that respond to the greatest need.

8.2.2 ShapingSEQ

The South East Queensland Regional Plan (**Shaping SEQ**) was recently amended in December 2023 which recognises the current housing supply issues faced in SEQ and identifies that a target of 110,200 additional homes to be provided within the Logan local government area by 2046.

The proposed development will contribute to the supply of housing in Logan through the provision of additional lots to accommodate residential dwellings. This application represents an opportunity to contribute to the provision of "more homes, faster", which is a Federal commitment to addressing housing shortage.

The proposal will contribute to increased housing choice and opportunity in a growing residential area, contributing to urban consolidation and efficient use of infrastructure.

8.2.3 Provides additional housing opportunities in a growing residential area

The above policy initiatives also respond strongly to the urgent need for greater housing opportunity and choice, to achieve a better housing fit in terms of housing type and price point. The proposed lots, by virtue of their size, will provide a level of affordability both in terms of purchase and ongoing maintenance costs (rates, etc.), whilst also fitting into the local context of larger lots in a suburban 'village' setting.

The proposed subdivision, which will provide additional housing opportunity, is consistent with the intent for Logan Reserve as a growing suburb. The proposal will maximise access to this infrastructure and other services, promoting its efficient use.

The proposal will contribute to a wider range of housing opportunity and choice in the area, catering for residents' housing needs and purchasing ability at all life stages, ensuring adaptability to the changing needs of the city over time.

8.3 Suitability of the proposal

While the Emerging community zone sets a broad intent for future urban development, the Logan Reserve Local Area Plan (**LUAP**) provides the more specific planning direction for the locality. Under the LUAP, the site is identified within the Village Precinct of the Low density residential zone. The variation request therefore seeks to apply the Low density residential zone (Village Precinct) to reflect this intent.

This outcome is consistent with the surrounding approvals and existing development in the area, much of which will deliver a low density residential form, once constructed. The proposal continues this pattern in a logical way and supports the LUAP.

8.4 Environmental considerations

The site is subject to a number of environmental overlays and is vegetated. Ordinarily, these overlays seek to retain vegetation that contributes to environmental corridors, habitat values, or broader ecological linkages.

However, as demonstrated on the Context Assessment Plan prepared by Therefor Group, a number of adjoining and nearby sites have already been approved for development, including operational works for vegetation clearing to facilitate residential use. This has significantly fragmented any ecological linkages through the locality. The assessment undertaken by 28South Environment confirms that the remaining vegetation on the site is a small, degraded and disconnected patch, with minimal connectivity and subject to edge effects from surrounding residential development. Importantly, the site does not exhibit features characteristic of habitat that would support conservation-significant vegetation communities, flora, or fauna species.

As a result, the subject site no longer functions as part of a meaningful environmental corridor, nor would its retention prevent the already fragmented nature of vegetation within the area. While the proposal will require vegetation clearing, this outcome is consistent with both the pattern of existing approvals in the surrounding neighbourhood and the intended transition under the LUAP to a residential community.

9. Conclusion

In summary, this report, and the supporting material, has provided a comprehensive assessment of the proposed development in accordance with requirements and framework of the Planning Act and applicable common law, and confirms that the proposed development satisfies all relevant matters of assessment and is able to be approved.

On a balanced assessment, it is considered the facts and circumstances outlined within this report and the supporting material are overall favourable to the approval of the proposed development. As such, it is recommended the proposed development be approved, subject to reasonable and relevant conditions.

It is expected that reasonable and relevant conditions will be imposed on the development approval in accordance with section 65 of the Planning Act.



The Change Leaders

Therefor Group is dedicated to enhancing the potential of place by understanding who it's for.

When you need that broader perspective;

When you need more than a bottom line;

When you need a commitment to leading positive change;

We're there.

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