



Planning Report

520 Chambers Flat Road, Logan Reserve

LPG No. 17 Pty Ltd

Executive Summary

This Planning Report has been prepared on behalf of LPG No. 17 Pty Ltd (the *Applicant*) in support of a development application over land located at 520 Chambers Flat Road, Logan Reserve.

The development application seeks approval for the following:

- Preliminary Approval for Material Change of Use (Variation Request) – to vary the effect of the *Logan Planning Scheme 2015 (Version 9.2)* and apply the provisions of the Low density residential zone (Suburban precinct) to the subject land;
- Development Permit for Reconfiguring a lot – one (1) lot into 67 residential lots together with associated road and drainage reserves;
- Development Permit for Operational Works – Bulk earthworks for a site greater than 10,001m²; and
- Development Permit for Operational Works – Vegetation clearing on premises containing Koala habitat areas outside a Priority Koala Area.

The development application is Impact Assessable under the *Planning Act 2016* and will be subject to public notification in accordance with the Development Assessment Rules.

The application also requires referral to the State Assessment and Referral Agency (SARA) for assessment against State Code 25 as vegetation clearing is proposed within mapped Core Koala Habitat.

The subject land is located within the Emerging community zone and identified within the Logan Reserve Land Use Area Plan. The application includes a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions to the subject land in lieu of the Village precinct identified within the Land Use Area Plan. The Planning Report demonstrates that the proposed planning outcome is supported by relevant matters, including the evolved planning context, surrounding development pattern, Council's more recent strategic planning investigations and the Applicant's proposed community benefit.

The proposed subdivision has been designed having regard to the site's physical constraints, existing and planned infrastructure and surrounding development pattern. Where the proposal departs from specific Acceptable Outcomes of the *Logan Planning Scheme*, those departures have been identified and assessed against the relevant Performance Outcomes. The Planning Report concludes that the proposal satisfies the applicable assessment benchmarks and represents an appropriate planning outcome.

Approval of the application is therefore respectfully sought, subject to reasonable and relevant conditions.

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1. Development Application Summary

1.1 Development Site Particulars

Street Address:	520 Chambers Flat Road, Logan Reserve
Real Property Description:	Lot 12 on RP97736
Current Land Owner(s):	Chien-Hsiung Chang & Chiu-Hsia Cheng Relevant Title Searches are included in Appendix A .
Site Area:	4.879 hectares $\approx$ 48,790m ²
Road Frontage(s):	Chambers Flat Road - 20m (approx.)
Easements:	Nil
Local Authority:	Logan City Council
Planning Scheme:	Logan Planning Scheme V9.2 with TLPI 1/2024
Zone:	Emerging Community
Intended Zone:	Low Density Residential
Intended Precinct:	Village
Land Use Area Plan (LUAP):	Logan Reserve (Strategic Framework Figure 3.8)
Local Overlays:	Acid sulfate soils overlay - OM-01.01 – Potential and actual acid sulfate soils above 5m AHD and at or below 20m AHD Biodiversity areas overlay - OM-02.00 – Primary vegetation management area - OM-02.01 – Secondary vegetation management area - OM-02.04 – Matters of State and Local significance Bushfire hazard overlay - OM-03.01 – Bushfire hazard risk area – Medium - OM-03.01 – Bushfire hazard risk area – Potential impact buffer area Flood hazard overlay - OM-05.04 – Flood risk areas – High flood risk area - OM-05.04 – Flood risk areas – Moderate flood risk area - OM-05.04 – Flood risk areas – Low flood risk area Landslide hazard and steep slope area overlay - OM-08.01 – Equal to or greater than 15 percent slope hazard area
State Overlays:	Urban footprint Water resource planning area boundaries Core koala habitat area Fish habitat areas – Queensland waterways for waterway barrier works - Low

1.2 Development Application Matters

Development Permit(s) Sought:	Reconfiguring a lot: 1 lot into 67 lots + road and drainage reserve; Material change of use: - Preliminary Approval for a Variation Request to apply the Low density residential zone (Suburban Precinct); Operational work: - Bulk earthworks; and - Vegetation clearing
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Level of Assessment:	Impact Assessable
Referral Requirements:	SARA – Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1

2. Site Analysis

2.1 Location

The subject site is located at 520 Chambers Flat Road, Logan Reserve and is formally described as Lot 12 on RP97736. Comprising approximately 4.879 hectares (48,790m²), the site is situated within the Logan Reserve growth area and maintains frontage to Chambers Flat Road. The location of the subject site is identified in *Figure 1* below.



Figure 1: Site Location (Source: QLD Globe)

2.2 Existing Land Use

The subject land comprises a single rural-residential allotment improved by an existing Dwelling house and associated ancillary structures. The balance of the site contains a mix of maintained open areas, remnant vegetation and regrowth vegetation. Vehicular access is currently provided from Chambers Flat Road via an existing crossover. While the surrounding locality is progressively transitioning to urban development, the subject site presently retains its established rural-residential character.

A review of Council's Development Enquiry Tool identified the following approvals over 520 Chambers Flat Road, Logan Reserve (hyperlinked for ease of reference):

Application No.	Description	Date Approved / Lodged
OW/286/2009	Earthworks	Approved – 14/07/2011
PD/2863/2006	Plumbing and Drainage Plumbing Rectification Work Class 1a (i) – Detached House Aqua Nova	Compliance Permit issued – 30/08/2006

2.3 Road Frontages and Access Arrangements

The subject site maintains a single road frontage to Chambers Flat Road (20m approx.) which is accessed via an unsealed driveway. Future access will be provided via the proposed internal road network and planned collector road connections.

2.4 Topography

The subject site is an elongated, irregularly shaped parcel of land extending generally in an east-west direction, with frontage to Chambers Flat Road at its western extent. The site is characterised by gently to moderately undulating topography, with land levels generally increasing from west to east.

The western portion of the site, including the access handle to Chambers Flat Road, ranges between approximately RL 14 metres and RL 16 metres AHD. The land rises progressively through the central portion of the site before reaching its highest elevation of approximately RL 28 metres AHD within the south-eastern corner.

A localised topographical depression traverses the central portion of the site and forms a shallow swale-like landform characterised by lower ground levels relative to the surrounding land.

Overall, the site exhibits approximately 14 metres of elevation change across its extent. The proposed subdivision layout has been designed having regard to the site's natural contours and landform characteristics.

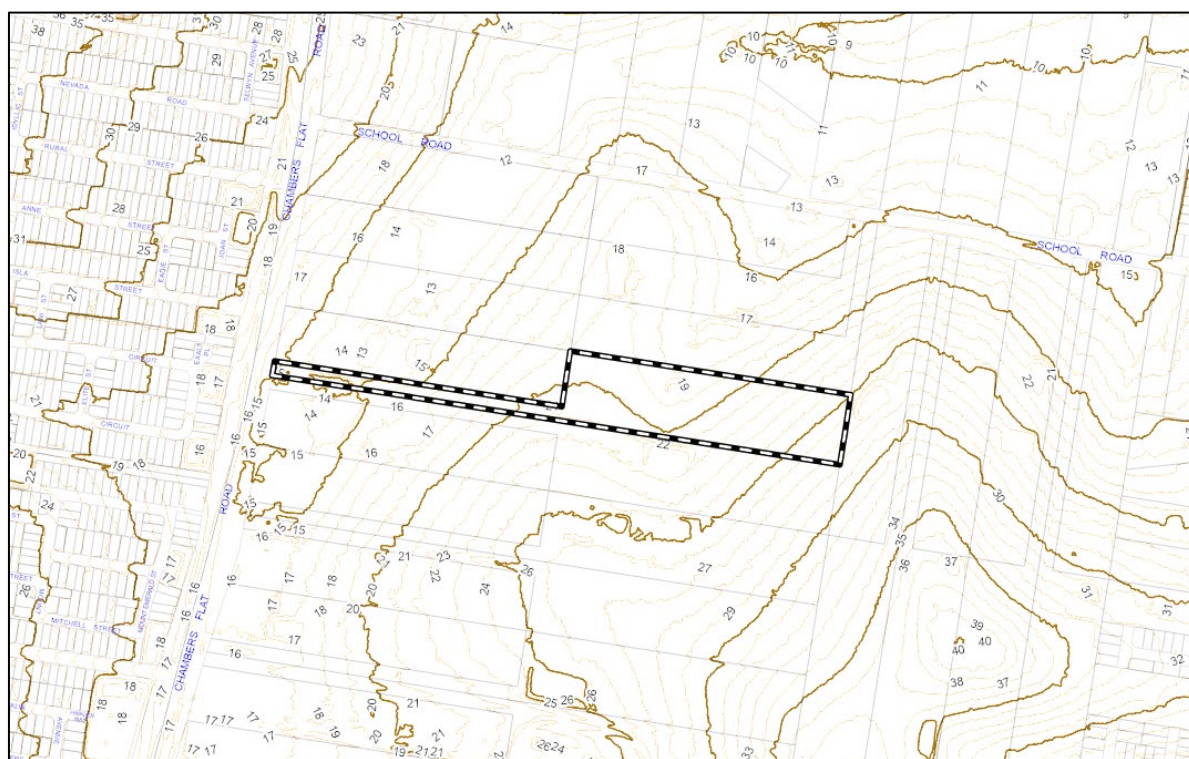


Figure 2: Site Topography (Source: Logan Interactive Mapping)

2.5 Vegetation

The subject site contains a mix of remnant vegetation, regrowth vegetation and previously disturbed areas. An Environmental Assessment Report prepared by 28 South Environmental identifies three primary vegetation communities within the site, comprising:

- *Corymbia intermedia* (Pink Bloodwood), *Eucalyptus seeana* (Narrow-leaved Red Gum) and *Eucalyptus racemosa* (Scribbly Gum) open forest;
- Open exotic grassland; and
- Regrowth and wasteland vegetation.

State regulated vegetation mapping identifies the site as containing a combination of Category B vegetation (least concern regional ecosystem), Category C vegetation (high value regrowth vegetation) and Category X vegetation (non-remnant vegetation). The Environmental Assessment Report identifies that approximately 1.8 hectares of the site is mapped as Category B vegetation, approximately 0.1 hectares is mapped as Category C vegetation and the balance comprises Category X vegetation.

The site is also mapped as Core Koala Habitat under the State's Development Assessment Mapping System and contains Matters of State Environmental Significance associated with koala habitat values. Vegetation clearing associated with the proposed development will therefore be subject to assessment against *State Code 25: Development in South East Queensland Koala Habitat Areas* and referral to the State Assessment and Referral Agency.

A detailed assessment of the site's ecological values, vegetation communities and koala habitat attributes has been undertaken by 28 South Environmental and accompanies the development application.

2.6 Surrounding Land Uses / Development Approvals

The surrounding lands are best characterised as Low density residential (west of Chambers Flat Road) with the Logan Reserve area south of School Road slowly 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 (hyperlinked for ease of reference):

DA No.	Site Address	Development Proposal	Date Lodged / Approved
COM/71/2017	81-93 School Road, Logan Reserve	3 into 126 lots; Variation Request; and Veg Clearing	Lodged – 26/10/2017
COM/13/2021	115-117 School Road, 242-258 Loganview Road North, Logan Reserve	4 into 92 lots & 3 balance lots; Variation Request	Lodged – 21/04/2021
COM/27/2021/A	236-240 Loganview Road North, Logan Reserve	5 into 25 lots; Variation Request	Approved – 02/11/2023
COM/40/2021	115-117 School Road, 242-258 Loganview Road North, Logan Reserve	4 into 80 lots; Variation Request	Lodged – 18/10/2021
COM/30/2022	268-274 Loganview Road, North, Logan Reserve	2 into 31 lots; Variation Request	Approved – 09/03/2023
COM/60/2022	532-542 Chambers Flat Road, Logan Reserve	4 into 185 lots; Variation Request	Approved – 12/12/2024

COM/70/2022	296-306 Loganview Road North, Logan Reserve	2 into 32 lots; Variation Request	Approved – 08/12/2023
COM/100/2022	131-137 School Road, Logan Reserve	1 into 20 lots; Variation Request	Approved – 11/02/2026
COM/63/2023	99-105 School Road, Logan Reserve	2 into 109 lots; Variation Request	Lodged – 29/08/2023
COM/33/2024	97 School Road, Logan Reserve	1 into 75 lots Variation Request	Approved – 25/02/2025
COM/49/2024	524-530 Chambers Flat Road, Logan Reserve	1 into 31 lots; Variation Request	Lodged – 19/08/2024
COM/7/2025	552-558 Chambers Flat Road, Logan Reserve	1 into 41 lots; Variation Request	Lodged – 12/03/2025
COM/20/2025/1	560 Chambers Flat Road, Logan Reserve	1 into 67 lots; Variation Request	Lodged – 03/12/2025
COM/38/2025/1	588 Chambers Flat Road, Logan Reserve	3 into 141 lots; Variation Request	Lodged – 02/12/2025
COM/9/2026	95 School Road, Logan Reserve	2 into 90 lots; Variation Request	Lodged – 23/02/2026
COM/11/2026	1-15 & 20 Calume Court & 43 Noffke Court, Logan Reserve	3 into 108 lots; Variation Request	Lodged – 11/03/2026
COM/12/2026	308-320 Loganview Road, Logan Reserve	1 into 34 lots; Variation Request	Lodged – 16/03/2026
MCUI/12/2023/B	64 Noffke Court, Logan Reserve	Relocatable home park (372 sites) & Sales office	Lodged– 30/01/2026
RL/121/2017	112-118 School Road, Logan Reserve	1 into 2 lots	Approved – 21/12/2017
RL/17/2023	43-61 Noffke Court, Logan Reserve	Boundary Realignment (2 into 2 lots)	Approved – 30/05/2023

3. Proposed Development

3.1 Proposal Summary

The proposal involves the subdivision of land at 520 Chambers Flat Road, Logan Reserve to create 67 residential lots. Each lot is intended to accommodate a Dwelling house and, where compliant with the approved Building Envelope Plan, an optional Secondary dwelling.

The proposed residential lots range in size from approximately 400m² to 2,087m² and provide a mix of frontage widths intended to facilitate a variety of housing products. The proposed subdivision design promotes housing diversity, facilitates a range of dwelling designs and contributes to an attractive and varied residential streetscape.

The subdivision layout has been designed having regard to the site's physical characteristics, surrounding development approvals and the future movement network identified within the Logan Reserve Land Use Area Plan. The proposal incorporates a future collector road corridor, internal road network and pedestrian connections that will facilitate integration with surrounding and future residential development.

The subject land is currently included within the Emerging community zone under the *Logan Planning Scheme 2015 (Version 9.2)*. To facilitate the proposed development, a Variation Request is sought to vary the effect of the Planning Scheme and apply the Low density residential zone (Suburban precinct) provisions to the site.

Whilst the Logan Reserve Land Use Area Plan presently identifies the site within the Low density residential zone (Village precinct), the proposed Variation Request seeks application of the Suburban precinct. As detailed later in this report, the proposed Suburban precinct more appropriately reflects the contemporary planning context, surrounding development pattern and emerging urban character of the locality. The application is also supported by a community benefit offered by the Applicant.

The proposed development is generally consistent with the intent and outcomes of the Low density residential zone (Suburban precinct). However, variations to certain design and siting provisions are proposed through the Building Envelope Plan, as detailed in Section 3.3 of this report.

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

- Development Permit for Reconfiguring a Lot – one (1) lot into 67 residential lots, 2 drainage lots and road reserve;
- Preliminary Approval for Material Change of Use (Variation Request) – varying the effect of the *Logan Planning Scheme 2015 (Version 9.2)* and applying the Low density residential zone (Suburban precinct) provisions to the site;
- Development Permit for Operational Work – Bulk earthworks; and
- Development Permit for Operational Work – Vegetation clearing.

Further assessment of the Variation Request, including the relevant matters supporting the proposed planning outcome, is provided in Section 4.4.1 of this report.

The proposed subdivision layout is illustrated in **Appendix B**, along with the proposed earthworks design provided in **Appendix C**. An assessment of the proposal against the relevant assessment benchmarks is

provided in **Appendices D and E**, with further detail regarding the subdivision design and Variation Request provided in Section 3.2 and Section 3.3 of this report.

3.2 Reconfiguring a Lot

The proposal seeks approval to reconfigure the subject site into 67 residential lots. The proposed subdivision has been designed having regard to the site's physical characteristics, environmental constraints, surrounding development approvals and the future movement network identified within the Logan Reserve Land Use Area Plan.

The resultant residential lots range in size from 400m² to 2,087m² and comprise a mix of lot sizes and frontage widths intended to facilitate a variety of housing outcomes. The details of the proposed subdivision are summarised below:

	Overall	Frontage Width:	Total	Lot Mix %
Area of Site:	4.879 Ha	12.0m – 12.49m	8	12
Proposed No. of Lots:	67 residential lots	12.5m – 13.49m	18	27
Minimum Lot Size:	400m ²	13.5m – 14.99m	20	30
Maximum Lot Size:	2,087m ²	15.0m +	21	31
Average Lot Size:	728m ²	Lot Size:	Total	Lot Mix %
Drainage / Bio-Retention:	4,517m ² / 9.3%	400m²-449m²	47	70
Area of New Road	10,894m ² / 22.3%	450m²-499m²	12	18
Length of New Road:	699m	500m² +	8	12

The subdivision layout incorporates the balance of the future collector road corridor identified within the Logan Reserve Land Use Area Plan that falls within the subject land and incorporates drainage and bio-retention infrastructure that responds to the site's physical characteristics and supports appropriate stormwater management outcomes.

The proposal also makes provision for a possible temporary access easement over proposed Lot 26 to facilitate access during the interim period before alternative access becomes available through the development of surrounding land. The need for, extend and duration of the easement will be confirmed through the development assessment and detailed design process.

Overall, the subdivision achieves an efficient and orderly urban development outcome capable of accommodating future low density residential development consistent with the emerging character of the locality.

Please refer to **Appendix B** for the Subdivision Proposal Plan.

3.3 Material Change of Use – Variation Request

The proposed development intends to facilitate Low density residential development comprising Dwelling houses and optional Secondary dwellings in accordance with a Building Envelope Plan (**Appendix B**). The proposal includes a variety of lot sizes and frontage widths which will support housing diversity whilst maintaining consistency with the detached dwelling character anticipated for the locality.

The subject land is currently located within the Emerging community zone and identified within the Logan Reserve Land Use Area Plan for future Low density residential development within the Village precinct. This application includes a Variation Request pursuant to section 61 of the *Planning Act 2016* which seeks to vary the effect of the *Logan Planning Scheme* and apply the provisions of the Low density residential zone (Suburban precinct) to the subject land.

Specifically, the Variation Request seeks to apply the:

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

Subject to assessment, the Variation Request also seeks to resolve the Biodiversity Areas, Bushfire Hazard and Waterway Corridors and Wetlands overlay provisions at the Preliminary Approval stage so that future development undertaken in accordance with the Preliminary Approval is no longer subject to assessment against those overlay provisions.

Whilst the subject land is identified within the Village precinct under the Logan Reserve Land Use Area Plan, the surrounding locality has evolved significantly since its adoption through the approval and construction of numerous residential subdivisions and the establishment of neighbourhood services and infrastructure. Consequently, the proposed Suburban precinct more appropriately reflects the established and emerging urban character of the locality.

While the Variation Request seeks to facilitate a more intensive residential outcome than that contemplated by the Village Precinct, it does not depart from the broader planned urban function of the land. Rather, it refines the precinct provisions applying to the subject land to better reflect the contemporary planning context while remaining consistent with the low density residential strategic intent of the Strategic Framework.

The Applicant has also offered a community benefit, developed through pre-lodgement discussions with Council, to provide additional support for the proposed Variation Request. The final form of the community benefit will be determined through the development assessment process and, if approved, secured through the development approval and associated Infrastructure Agreement.

Accordingly, the proposed Variation Request represents an appropriate refinement of the planning framework which results in a greater development outcome when compared to strict adherence to the existing Village precinct mapping. Further assessment of the Variation Request, including the relevant matters supporting the proposal, is provided in Section 4.4.1 of this report.

3.3.1 Dwelling House Provisions

The development proposes 67 Dwelling house lots in accordance with a Building Envelope Plan, which will also allow for optional Secondary dwellings where these comply with the Low density residential zone provisions and the approved Building Envelope Plan. The Building Envelope Plan intends to vary the design and siting provisions for Dwelling house lots as follows:

	Lots 450m² or less	Lots greater than 450m²
Building Height:	2 storeys and 8.5m	2 storeys and 8.5m

Site Cover:	60%	60%
Secondary Dwellings:	70m ² maximum	70m ² maximum
Private Open Space:	16m ² minimum	16m ² minimum
Garage Location:	Built to boundary – where indicated on plan. Class 10a buildings may be built within the side boundary setback as per QDC MP1.1 or MP1.2 A2(d), as applicable.	
Front Setback:	• 5.4m to garage door • 2.0m to side wall (corner lot secondary frontage) <u>12.0m frontage or less</u> • 4.0m to front wall <u>Greater than 12.0m frontage</u> • 5.0m to front wall	• 6.0m to front wall • 2.0m to side wall (corner lot secondary frontage)
Side Setback:	<u>12.0m frontage or less</u> • 1.0m (or edge of easement) to ground storey wall • 1.5m to second storey wall <u>Greater than 12.0m frontage</u> • 1.5m (or edge of easement) to ground storey wall • 2.0m to second storey wall	• 1.5m (or edge of easement) to ground storey wall • 2.0m to second storey wall
Rear Setback:	<u>12.0m frontage or less</u> • 1.0m (or edge of easement) to ground storey wall • 1.5m to second storey wall <u>Greater than 12.0m frontage</u> • 1.5m (or edge of easement) to ground storey wall • 2.0m to second storey wall	• 1.5m (or edge of easement) to ground storey wall • 2.0m to second storey wall
Collector Road Setbacks	• 3.0m to rear wall	• 3.0m to rear wall

For context, the following summarises where the proposed development departs from the Queensland Development Code (QDC) siting provisions, as reflected in the design and siting table above:

- Primary front setbacks are reduced from the standard 6.0m to:
 - 4.0m to the front wall for lots with a frontage of 12.0m or less;
 - 5.0m to the front wall for lots with a frontage greater than 12.0m;
 - 5.4m to garage doors for lots with a frontage greater than 12.0m;
- Secondary road boundary setbacks for corner lots are reduced from 6.0m to 2.0m to side walls.
- Side and rear setbacks for lots with a frontage of 12.0m or less are reduced from 1.5m to 1.0m to the ground storey wall (or the edge of an easement, where applicable);
- Rear setbacks to the Collector Road are reduced from 6.0m to 3.0m to the rear wall;
- Setbacks are measured to the wall rather than to the outermost building projection; and
- The maximum site cover is increased from the nominal 50% to 60%.

Please refer to the Building Envelope Plan within **Appendix B**.

3.4 Servicing and Engineering Matters

Detailed assessment of servicing, stormwater management and civil engineering matters will be provided by the Applicant's engineering consultants and addressed through the development assessment process.

Proposed Lot 67 is intended to be serviced by an interim on-site wastewater treatment and disposal system until a connection to the reticulated sewer network becomes available. The siting and design of the interim system will be addressed through the relevant detailed design and approval processes and will not prejudice the future connection of Lot 67 to the reticulated sewer network.

3.5 Supporting Application Material

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

Appendix	Documentation Description
A	Title Searches The Title Searches confirm the current ownership and registered interests associated with the subject site.
B	Proposal Plans The Proposal Plans illustrate the proposed subdivision layout, including the proposed allotments, road network and building envelopes.
C	Earthworks Plans The Earthworks Plans detail the proposed bulk earthworks associated with the subdivision, including finished surface levels, earthworks grading, batter and retaining wall treatments, and sediment and erosion control measures.
D	Environmental Assessment Report The Environmental Assessment Report assesses the ecological values of the site, including vegetation, flora and fauna habitat, koala habitat and landscape connectivity, and considers the potential impacts of the proposed development and associated mitigation and offset measures. The assessment includes a detailed GPS tree survey.
E	Assessment Benchmark Responses The Assessment Benchmark responses provide an assessment of the proposed development against the applicable zone, overlay and development codes of the Logan Planning Scheme 2015.
F	State Mapping The State Mapping identifies the relevant State interests and environmental constraints affecting the subject site.

4. Planning Scheme Assessment

The proposed development has been assessed against the relevant provisions of the *Logan Planning Scheme 2015 Version 9.2* (Planning Scheme), as applicable.

4.1 Applicable Zone / Precinct

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

Purpose	- 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	- Land uses comprise: - 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: - 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: - 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; - Development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.

Detailed land use and infrastructure planning has been undertaken within the locality and has informed the Logan Reserve Land Use Area Plan (LUAP). Within the LUAP, the subject site is identified for future Low density residential development within the Village precinct.

Notwithstanding this designation, the planning context surrounding the site has evolved significantly since preparation of the LUAP. Substantial residential development has occurred throughout the surrounding locality, together with the establishment of neighbourhood services and supporting infrastructure, including the Woolworths neighbourhood centre to the north of the subject site. Consequently, the surrounding development pattern now exhibits characteristics more closely aligned with a Suburban precinct outcome.

Council officers have acknowledged that there is merit in considering a Suburban precinct outcome for the site, having regard to the scale and type of surrounding development and the changed planning circumstances affecting the locality. Accordingly, this application seeks to apply the Low density residential zone (Suburban precinct) provisions to the subject land through a Variation Request.

The purpose of the Low density residential zone (Suburban precinct) is to:

Purpose	Provide: • For a variety of low density dwelling types, including dwelling houses, community uses, and small-scale services, facilities and infrastructure, to support local residents; • For predominantly dwelling houses; • 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	• Design of the built form: ○ is responsive to site characteristics, including the shape, frontage, size, orientation and slope; ○ 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 precinct and the surrounding area; • development contributes to the visual amenity of the residential streetscape; • development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided; • the Suburban precinct built form is predominantly characterised by Dwelling houses in an urban landscape setting; • reconfiguring a lot creates lot sizes which are consistent with the intended lot size and character of the precinct and maintains a block pattern that accommodates traditional backyards and large trees.

The appropriateness of the proposed Suburban precinct outcome and associated community benefit is discussed further in Section 4.4.1 of this report.

4.2 Level of Assessment

Pursuant to the applicable Tables of Assessment within Part 5 of the *Logan Planning Scheme 2015 (Version 9.2)*, the proposed development is subject to impact assessment.

The Reconfiguring a Lot component is impact assessable as the proposed lots do not meet the minimum lot size prescribed for land within the Emerging community zone. The application also includes a Variation Request seeking to vary the effect of the Planning Scheme to facilitate development of the subject land in accordance with the Low density residential zone (Suburban precinct) provisions.

In accordance with Part 4 of the *Development Assessment Rules*, the application is required to undergo public notification for a period of 30 business days.

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) which provides guidance regarding intended land use outcomes, movement networks, infrastructure corridors and other planning considerations within the Logan Reserve locality.

The proposed development has been designed having regard to the LUAP and is generally consistent with its intended urban structure, including the provision of the future collector road corridor identified for the site. However, the application includes a Variation Request seeking to apply the Low density residential zone (Suburban Precinct) provisions in lieu of the Village precinct identified by the LUAP.

An assessment of the proposed Variation Request and the appropriateness of the Suburban precinct outcome is provided in Section 4.4 of this report.

An extract of the LUAP is provided below.

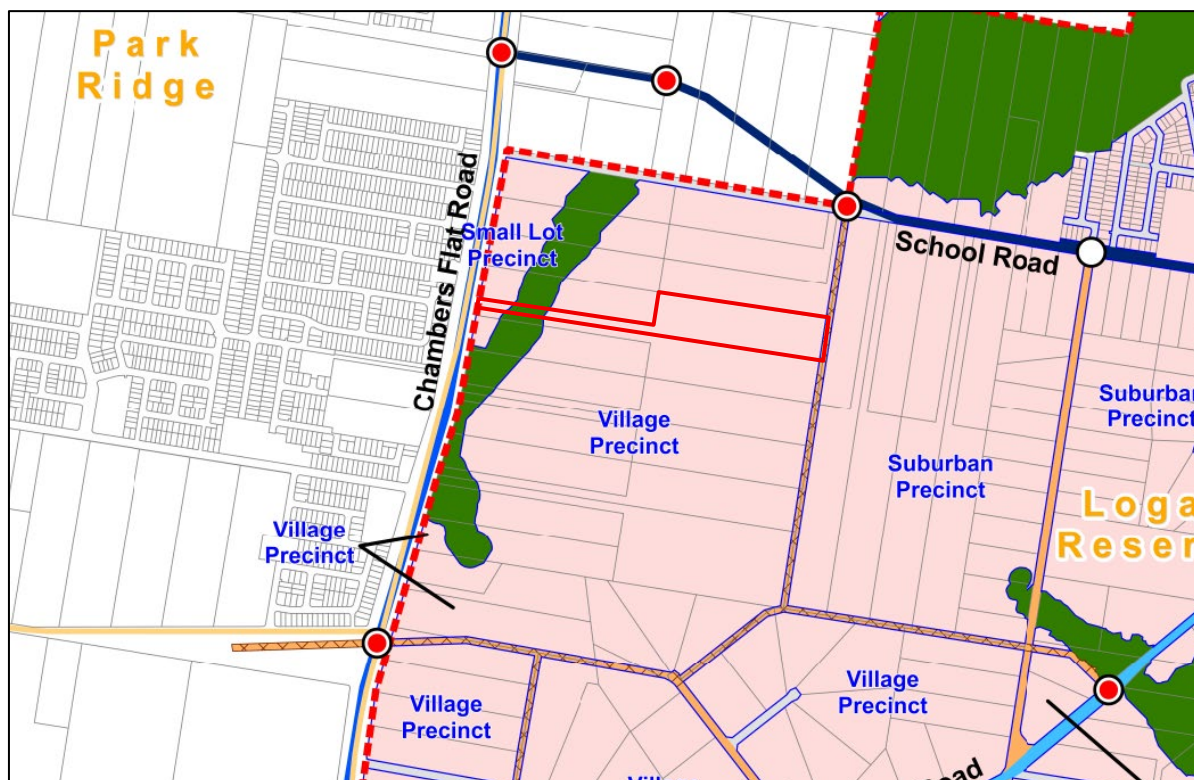
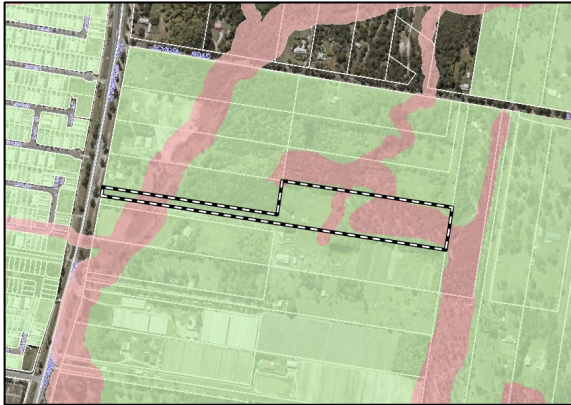
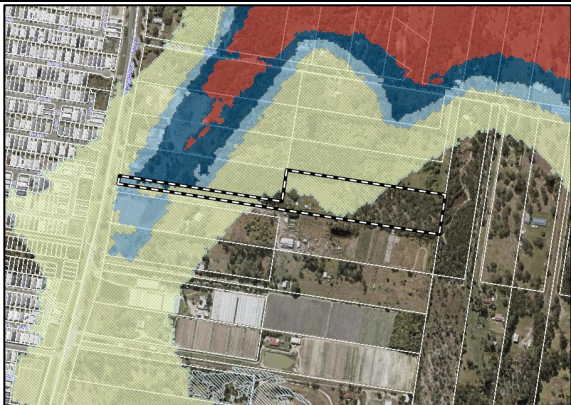
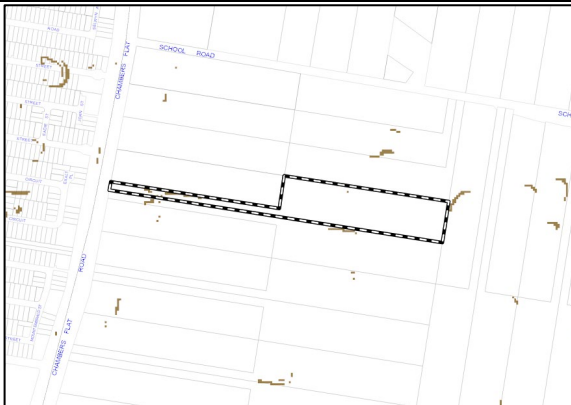
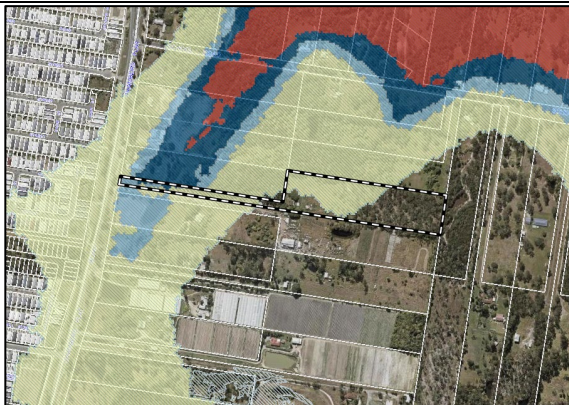
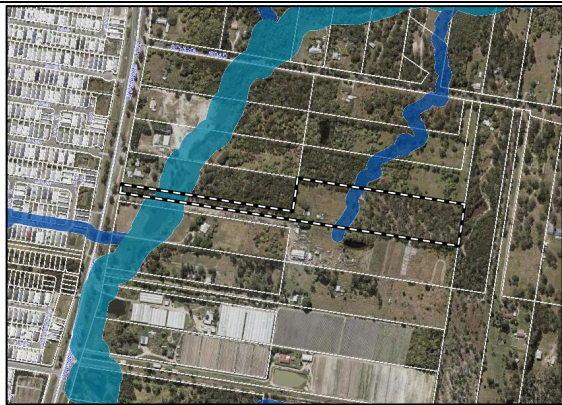


Figure 3: Logan Reserve Land Use Area Plan Extract (Source: Logan Planning Scheme 2015 (v9.2) - Figure 3.8)

4.3.2 Applicable Overlays

The subject site is constrained by the following overlays:

Acid Sulfate Soils Part of the site is mapped as containing potential and actual acid sulfate soils between 5.0m and 20.0m AHD.	Biodiversity Areas – Vegetation Management The site contains mapped Primary and Secondary vegetation management areas.
	
Biodiversity Areas – Local and State Parts of the site are mapped as containing Matters of State environmental significance.	Bushfire Hazard Parts of the site are mapped as Medium bushfire hazard and Potential impact buffer areas.
	
Transport Noise Corridors Chambers Flat Road is identified as a Local Road (Category 3) within the Transport noise corridors overlay, with the associated mapped corridor extending into part of the site.	Landslide Hazard Limited areas of slope hazard are mapped within the site.
	
Flood Hazard	Waterway Corridors

Part of the western access handle is mapped within Moderate to High flood risk area. Other parts of the site are mapped within the Low flood risk area, identifying land affected by the 1 in 2,000 annual chance event and the Probable Maximum Flood.	The site contains a mapped Medium waterway along the western portion of the site and a mapped Minor waterway traversing the central portion of the site.
	

4.3.3 Applicable Assessment Benchmarks

Noting the above, the following Assessment Benchmarks apply to the proposed development:

Assessment Benchmark	Location
- State Code 25: Development in South East Queensland Koala Habitat Areas - Biodiversity areas overlay code - Waterway corridors and wetlands overlay code	Appendix D
- Emerging community zone code - Low density residential zone code - Acid sulfate soils overlay code - Bushfire hazard overlay code - Flood hazard overlay code - Landslide hazard and steep slope area overlay code - Dual occupancy and Dwelling house code - Filling and excavation code - Infrastructure code - Landscape code - Reconfiguring a lot code - Servicing, access and parking code	Appendix E

4.4 Planning Scheme Assessment

An assessment of the development proposal against the applicable Assessment benchmarks has been undertaken (refer **Appendices D and E**). In addition, relevant matters have been identified in support of the proposed Variation Request pursuant to Section 45(5)(b) of the *Planning Act 2016*. The matters requiring further discussion are addressed below.

4.4.1 Relevant Matters

The proposed development includes a Preliminary Approval for a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions to the subject land in lieu of the Village precinct designation identified for the site under the Logan Reserve Land Use Area Plan (LUAP).

Section 45(5)(b) of the *Planning Act 2016* provides that, in undertaking impact assessment, the Assessment Manager may assess the application against, or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise. The following matters are considered relevant to the assessment of the proposed development and, in particular, the proposed Variation Request.

The LUAP establishes the intended urban structure for the locality, including the distribution of future land uses, movement networks and supporting infrastructure. While the proposed development departs from the Village precinct designation under the LUAP, it remains consistent with the broader strategic intent and planned urban structure established by the LUAP. In particular, the proposal incorporates the planned collector road network, responds to identified environmental constraints, integrates with surrounding approved and emerging residential development, and facilitates the efficient and orderly development of land identified for future urban purposes.

Since adoption of the LUAP, the planning context surrounding the subject site has continued to evolve. Significant residential development has occurred throughout Logan Reserve, including numerous approved and constructed residential subdivisions within the surrounding locality. In addition, the establishment of the Woolworths neighbourhood centre north of the subject site has further reinforced the suburban function of the surrounding area. Collectively, these changes have resulted in an increasingly urbanised development context that more closely reflects the characteristics of the Suburban precinct than the Village precinct originally contemplated for the subject land.

Whilst the Draft Logan Plan has not been adopted and is not relied upon as an assessment benchmark for this application, it is relevant that Council's more recent strategic planning investigations identify the subject land within the Suburban precinct. The proposed precinct designation provides further context regarding the evolution of strategic planning for the locality and indicates that a Suburban precinct outcome has also been contemplated through Council's more recent strategic planning work.

During pre-lodgement discussions, Council officers acknowledged the evolved planning context and surrounding development pattern and indicated that a Suburban precinct outcome for the subject land could be considered through the development assessment process. The proposed Variation Request responds to this evolved planning context by applying a planning framework that more appropriately reflects the existing and emerging character of the locality, while continuing to achieve the broader urban structure envisaged by the Logan Reserve Land Use Area Plan.

Importantly, while the Variation Request seeks to facilitate a more intensive residential outcome than that contemplated by the Village precinct, it does not depart from the broader planned urban function of the land. Rather, the Variation Request refines the applicable precinct provisions to better reflect the contemporary planning context while continuing to provide a predominantly detached dwelling neighbourhood supported by an integrated road network, appropriate stormwater management and environmental mitigation measures. While the proposed Suburban precinct facilitates an increase in residential density compared with the Village precinct, the proposal retains the intended low density

residential character of the locality. It will also contribute to the ongoing delivery of housing within the Urban Footprint, consistent with the strategic direction of the Planning Scheme and the regional growth objectives of *ShapingSEQ*.

In addition to the planning merits outlined above, the Applicant has offered a community benefit following pre-lodgement discussions with Council to provide additional support for the proposed Variation Request. The proposed community benefit is intended to contribute to improved pedestrian connectivity within the Logan Reserve locality and deliver benefits beyond the immediate requirements of the development. The final scope and delivery mechanism of the community benefit will be determined through the development assessment process and, if approved, secured through the development approval and associated Infrastructure Agreement. The proposed community benefit therefore represents an additional relevant matter supporting the application.

Having regard to the above, the proposed Variation Request is appropriately supported by relevant matters pursuant to section 45(5)(b) of the *Planning Act 2016*. While the proposal departs from the precinct identified under the Logan Reserve LUAP, it advances the broader strategic intent of the Planning Scheme, responds to the evolved planning and development context of the locality, and facilitates an urban outcome that integrates with the existing and emerging development pattern and planned infrastructure network.

4.4.2 Assessment Matters

6.2.3 Emerging Community Zone Code	
Boundary Clearances	Acceptable Outcome AO3 prescribes a minimum road boundary clearance of 10 metres and side and rear boundary clearances of 3 metres. The subject site is identified within the Emerging Community Zone. However, the application includes a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions in lieu of the interim Emerging Community Zone provisions, consistent with the intended future urban outcome for the locality. The proposed Building Envelope Plan generally adopts the design and siting provisions of the Suburban precinct. However, variations are proposed to prescribed boundary clearances to respond to the size, frontage width and configuration of the residential lots. Specifically, lots greater than 450m² adopt the standard 6.0 metre front setback, whilst reduced front setbacks apply only to lots less than 450m², comprising 4.0 metres or 5.0 metres to the front wall (depending on frontage width) and 5.4 metres to garage doors. Side and rear setbacks generally reflect the Queensland Development Code MP1.1 provisions, with modest reductions applying only to lots with frontages of 12.0 metres or less. Lots adjoining the Future (C4) Urban Collector Road (eastern site boundary) will provide a 3.0 metre rear setback. While the proposed setbacks remain substantially less than those prescribed by AO3, they reflect the urban character anticipated for the site and are generally consistent with contemporary suburban residential subdivision design. The proposed variations are limited in extent and establish a conventional suburban built form that responds appropriately to the proposed lot sizes and frontage widths. The proposed subdivision provides residential lots capable of accommodating future dwellings, private open space, landscaping and appropriate building separation. Future development will be undertaken in accordance with the proposed Building Envelope Plan, which establishes siting controls that maintain residential amenity, privacy, access to natural

	light and ventilation whilst achieving an attractive and functional suburban streetscape. The proposed boundary clearances are also consistent with the emerging suburban development pattern within the locality, including the approved Building Envelope Plan for COM/33/2024 and the subdivision design and Building Envelope Plan currently under assessment for the nearby land at 95 School Road (COM/9/2026). The 10 metre road setback and 3 metre side and rear setbacks prescribed by AO3 reflect the interim, non-urban purpose of the Emerging Community Zone and are not representative of the built form ultimately intended for the site. In contrast, the proposed boundary clearances establish a built form outcome that is appropriate to the proposed residential density and consistent with the suburban character of the locality. Accordingly, whilst the proposal does not comply with the numerical requirements of AO3, it satisfies Performance Outcome PO3 by providing boundary clearances that are consistent with the desired urban purpose character for the locality.
Detailed Land Use & Infrastructure Planning	Performance Outcome PO8 requires development for urban purposes to be consistent with the completed detailed land use and infrastructure planning for the locality. The proposed Variation Request seeks to apply the Low density residential zone (Suburban precinct) provisions in lieu of the Village precinct identified for the subject site under the Logan Reserve Land Use Area Plan. Accordingly, the proposal does not strictly comply with Performance Outcome PO8. The proposed Variation Request is supported by relevant matters pursuant to section 45(5)(b) of the <i>Planning Act 2016</i>. A detailed assessment of those relevant matters, including the evolved planning context, Council's more recent strategic planning investigations, the surrounding development pattern and the Applicant's proposed community benefit, is provided in Section 4.4.1 of this report.
6.2.5 Low Density Residential Zone Code	
Boundary Clearance	Acceptable Outcome AO3 prescribes boundary clearances for future Dwelling houses within the Suburban precinct. Whilst the proposed Building Envelope Plan generally adopts the design and siting provisions of the Suburban precinct, variations are proposed to the prescribed boundary clearances for certain lots, having regard to their size, frontage width and configuration. Specifically, reduced front setbacks are proposed for lots less than 450m², comprising 4.0 metres or 5.0 metres to the front wall (depending on frontage width) and 5.4 metres to garage doors. Side and rear setbacks are also reduced for lots with frontages of 12.0 metres or less, while lots greater than 450m² generally adopt the standard suburban setback provisions. Lots adjoining the Future (C4) Urban Collector Road (eastern site boundary) will provide a 3.0 metre rear setback. The proposed boundary clearances establish a conventional suburban built form that responds to the range of lot sizes and frontage widths proposed within the subdivision. The variations are limited in extent and provide appropriately sized building envelopes capable of accommodating future dwellings, private open space, landscaping, natural light, ventilation and appropriate building separation. The proposed setbacks are consistent with contemporary suburban subdivision design and the emerging character within the Logan Reserve locality. The proposed setbacks also achieve an attractive and functional residential streetscape without adversely affecting residential amenity. The Building Envelope Plan therefore satisfies the intent of Performance Outcome PO3 by providing boundary clearances that are appropriate to the proposed residential density, subdivision design and suburban character of the locality.
Site Cover	AO24 prescribes a maximum site cover of 50% for Dwelling houses within the Suburban precinct. The design and siting provisions proposed include a maximum site cover of 60%,

	consistent with the approved and proposed Building Envelope Plans under the nearby Development Approval COM/33/2024 and the nearby Development Application COM/9/2026. The proposed site cover reflects an appropriate development intensity for the Suburban precinct that is consistent with the emerging suburban character of the locality and therefore satisfies Performance Outcome PO24.
8.2.2 Biodiversity Areas Overlay Code	
Primary Vegetation Management Area	The proposal involves vegetation clearing within the Primary vegetation management area and therefore does not comply with AO2, which seeks to avoid clearing. An Ecological Assessment (Appendix D) demonstrates that the proposed development has been designed to minimise impacts on ecological values wherever practicable. Vegetation clearing will be accompanied by environmental offsets in accordance with the Environmental Offsets Act 2014 and the Queensland Environmental Offsets Policy, ensuring the residual impacts are appropriately mitigated. Accordingly, whilst the proposal does not comply with AO2, it satisfies PO2.
Secondary Vegetation Management Area	The proposal involves clearing within the Secondary vegetation management area and therefore does not comply with AO3. The Ecological Assessment (Appendix D) concludes that the proposed development has been designed to minimise vegetation loss where practicable and will achieve an appropriate environmental outcome through the provision of environmental offsets and associated mitigation measures. Accordingly, whilst the proposal does not comply with AO3, it satisfies PO3.
8.2.8 Landslide Hazard and Steep Slope Area Overlay Code	
Natural Physical Processes, Design & Safety	AO1 requires development within a mapped steep slope area to be supported by a site-specific geotechnical report. The proposed subdivision has been designed to locate future residential development outside the mapped steep slope hazard area, with all proposed building envelopes located clear of the mapped hazard. The affected area is generally confined to the western portion of the site (within the existing access handle) where a proposed drainage reserve and larger allotments are proposed. The proposed design avoids the establishment of future dwelling footprints within the mapped steep slope area. AO3 seeks to avoid cut and fill within mapped steep slope areas. The proposed bulk earthworks design is provided at Appendix C and establishes the proposed finished surface levels and grading required to facilitate the subdivision, including the proposed road and drainage network. The design also incorporates batter and retaining wall treatments to accommodate change in level across the development. While earthworks are proposed across the development footprint, future residential building envelopes have been located outside the mapped steep slope hazard area, thereby avoiding the concentration of future residential development within the area of identified landslide susceptibility. AO5 seeks to ensure that stormwater drainage does not redirect or concentrate surface water or groundwater in a manner that increases landslide susceptibility. The proposed engineering design incorporates a defined drainage network and sediment and erosion control measures as part of the broader stormwater management strategy. A detailed Stormwater Management Plan will accompany the engineering design and demonstrate that stormwater runoff is appropriately managed such that the susceptibility of the subject site and adjoining land to landslide is not increased. Accordingly, the proposed development responds to the landslide and steep slope constraints by locating future residential building envelopes outside the mapped steep slope hazard area and incorporating the identified hazard area into the broader access, drainage and open development layout. The proposed earthworks and stormwater infrastructure will be subject to detailed engineering design to ensure that the development does not increase the susceptibility of the subject site or adjoining land to landslide.

8.2.12 Waterway Corridors and Wetlands Overlay Code	
Waterway Corridor & Ecosystem Processes	Acceptable Outcomes AO1 seeks to locate development outside mapped waterway and wetland areas, while AO2 provides for development within these areas where complete avoidance is not reasonably possible and ecological values and functions are appropriately protected. The proposed development does not achieve strict compliance with AO1, as portions of the development interface with the mapped waterway corridor. However, the development has been designed to avoid and minimise impacts to the mapped waterways having regard to the physical constraints of the site and the planned urban structure of the locality. An Ecological Assessment prepared by 28 South Environmental (Appendix D) demonstrates that the development has been designed to protect the ecological and functional values of the mapped waterways to the greatest extent practicable. The development footprint is positioned to the east of the mapped Medium Waterway, avoiding direct disturbance to its channel and banks and preserving riparian habitat values and fauna connectivity wherever possible. The Minor Waterway will continue to function as part of the stormwater management system. While vegetation removal within this corridor is required to facilitate the development, impacts will be minimised to retain ecological function and maintain the waterway and its associated values to the greatest extent practicable. The Ecological Assessment further identifies that the site is located within an increasingly urbanised and fragmented landscape, with surrounding existing, approved and planned development limiting the site's capacity to provide meaningful long-term landscape connectivity. In this context, the mapped Minor Waterway is anticipated to function primarily as stormwater infrastructure rather than as a viable fauna corridor. The Medium Waterway will nevertheless be retained, with the development designed to avoid direct disturbance to this feature. Accordingly, while the proposal does not achieve strict compliance with AO1, the Ecological Assessment (Appendix D) demonstrates that the development satisfies PO1 and PO2 through the avoidance and minimisation of impacts to the mapped waterways, protection of the Medium Waterway and its associated riparian values, and maintenance of the ecological and drainage functions of the Minor Waterway as part of the broader stormwater management system.
Natural Hydrological & Geomorphological Processes	The proposal does not adopt the specific rehabilitation measures prescribed by AO3. However, the development has been designed to maintain the hydrological and geomorphological function of the mapped waterway corridors. Where works occur adjacent to the Minor Waterway, the stormwater management system will maintain near-natural drainage characteristics and preserve the ongoing function of the corridor. Accordingly, whilst the proposal does not comply with AO3, it satisfies PO3.
9.3.2 Dual Occupancy and Dwelling House Code	
Design & Siting	AO1 requires Dwelling houses to comply with the Acceptable Solutions of Queensland Development Code (QDC) MP1.1 for lots less than 450m² and MP1.2 for lots 450m² or greater. The proposed Building Envelope Plan establishes a development framework that facilitates future Dwelling houses and optional Secondary dwellings capable of complying with the Performance Criteria of QDC MP1.1 and MP1.2, as applicable. Whilst variations are proposed to certain Planning Scheme siting provisions, these departures are addressed separately within this Planning Report and do not prevent future dwelling development from achieving the relevant QDC Performance Criteria. Accordingly, the proposal satisfies PO1.
Site Cover	AO3 requires a maximum site cover of 700m² for Dwelling houses within the Emerging community zone. The Variation Request seeks to apply the Low density residential zone

	(Suburban precinct) provisions. Under the Suburban precinct, a maximum site cover of 50% is generally anticipated. However, the proposal nominates a maximum site cover of 60%. The proposed site cover is consistent with the intended suburban built form sought through the Variation Request and reflects the emerging residential character of the locality. The Building Envelope Plan continues to provide adequate opportunities for landscaping, private open space, natural light and ventilation whilst facilitating a cohesive suburban streetscape. Accordingly, whilst the proposal does not comply with AO3, it satisfies PO3.
Road Boundary Clearance	AO4 prescribes a 10 metre road boundary setback for land within the Emerging Community Zone. The proposed Building Envelope Plan instead adopts front setbacks consistent with the emerging character of the Suburban precinct, which is sought as part of the Variation Request. The proposed setbacks provide an attractive streetscape, appropriate landscaping opportunities and sufficient space for on-site parking while reflecting the emerging suburban character of the locality. The proposed setback framework is also consistent with the nearby residential subdivision currently under assessment at 95 School Road (COM/9/2026) and the approved residential subdivision at 97 School Road (COM/33/2024). Accordingly, whilst the proposal does not comply with AO4, it satisfies PO4.
Side and Rear Boundary Clearance	AO5 prescribes minimum side and rear setbacks of 3 metres for land within the Emerging Community Zone. The proposed Building Envelope Plan instead applies setbacks consistent with the emerging character of the Suburban precinct, which is sought as part of the Variation Request. The proposed setbacks provide appropriate building separation, access to natural light and ventilation, landscaping opportunities and residential amenity whilst reflecting the emerging suburban character of the locality. The proposed setback framework is also consistent with the nearby residential subdivision currently under assessment at 95 School Road (COM/9/2026) and the approved residential subdivision at 97 School Road (COM/33/2024). Accordingly, while the proposal does not comply with AO5, it satisfies PO5.
Biodiversity Areas	AO20 seeks to avoid clearing native vegetation within mapped Primary and Secondary Vegetation Management Areas. The proposal involves clearing greater than 4,000m² of mapped vegetation to facilitate the subdivision. An Ecological Assessment has been prepared in support of the application and confirms that the proposal can achieve an acceptable ecological outcome. The proposal is also supported by an environmental offset strategy in accordance with Planning Scheme Policy 3 – Environmental Management. Accordingly, whilst the proposal does not comply with AO20, it satisfies PO20.
Waterway Corridor	AO30 requires future development to be located outside the mapped Waterway Corridors and Wetlands Overlay. However, the proposed Building Envelope Plan includes limited encroachment into the mapped Minor waterway overlay. The Ecological Assessment, included in Appendix D, identifies that the mapped Minor waterway is in a modified and degraded condition as a consequence of historical land use and disturbance. Within the increasingly urbanised and fragmented surrounding landscape, the Minor waterway is anticipated to function primarily as stormwater infrastructure rather than as a viable long-term fauna corridor. While limited encroachment into the mapped corridor is proposed, the waterway will continue to function as part of the proposed stormwater management system, with the detailed drainage outcome to be established through the civil engineering design. Accordingly, while the proposal does not comply with AO30, the proposed outcome is considered to satisfy PO30.
9.4.6 Reconfiguring a Lot Code	

Design	AO3 requires lots to comply with the minimum lot dimensions prescribed by the applicable zone. The proposed development includes a Preliminary Approval for a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions to the subject land in lieu of the Emerging Community Zone provisions. The proposed subdivision has been designed in accordance with the Suburban precinct outcomes and establishes lots that are able to accommodate future Dwelling houses and optional Secondary dwellings. While a limited number of lots vary from the prescribed frontage requirements, these variations do not compromise the functionality of the lots or the intended suburban character of the development. The proposed lot dimensions are also generally consistent with the nearby residential subdivisions currently under assessment at 95 School Road (COM/9/2026) and approved at 97 School Road (COM/33/2024), supporting a cohesive and integrated residential outcome across the locality. Accordingly, whilst the proposal does not comply with AO3, it satisfies PO3.
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As demonstrated above, the proposal is considered to appropriately address all non-compliances with the applicable assessment benchmarks.

4.4.3 Staged Technical Assessment

This application has been prepared to establish the appropriateness of the proposed development outcome and the application of the Low density residential zone (Suburban precinct) provisions to the subject land. Detailed technical assessments typically associated with subdivision design, including infrastructure servicing, stormwater management, traffic, bushfire and landscape matters, are necessarily dependent on confirmation of the final subdivision layout and design parameters. Preliminary engineering investigations confirm that the site can be appropriately serviced and developed in accordance with Council standards.

Accordingly, these matters will be addressed through the provision of detailed technical reports in response to the Information Request, once the subdivision layout has been confirmed. The Planning Scheme assessment demonstrates that the proposal can achieve compliance with the relevant assessment benchmarks in principle, subject to the resolution of detailed technical matters at the next stage of assessment.

5. Assessment of State Matters

5.1 State Planning Policy (SPP)

The *Logan Planning Scheme (Version 9.2)* appropriately integrates the State Planning Policy (SPP). Accordingly, further assessment against the SPP is not required. State mapping applicable to the site is included in **Appendix F**.

5.2 Development Assessment Mapping System (DAMS)

The following DAMS mapping applies to the subject site:

- SEQ Regional Land Use Categories – Urban Footprint;
- Water Resource Planning Area Boundaries;
- Regulated Vegetation Management Map (Category A and B extract); and
- Core Koala Habitat Area.

The DAMS mapping is included at **Appendix F**.

5.3 Referral Agencies

The subject land is mapped as containing Core Koala Habitat (outside a Priority Koala Area) and the proposed development involves vegetation clearing within a koala habitat area. Accordingly, referral to the State Assessment and Referral Agency (SARA) is required pursuant to *Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1* of the *Planning Regulation 2017*.

5.4 State Development and Assessment Provisions Assessment

In accordance with Subdivision 2, Table 1 of the State Development and Assessment Provisions (SDAP), interference with a koala habitat area requires assessment against *State Code 25: Development in South East Queensland Koala Habitat Areas*. The Environmental Assessment (**Appendix D**) prepared by 28 South Environmental includes a response to State Code 25.

5.4.1 Koala Habitat Area

The subject land is mapped as Core Koala Habitat under the Development Assessment Mapping System (DAMS) and therefore triggers assessment against *State Code 25: Development in South East Queensland Koala Habitat Areas*.

An Environmental Assessment has been prepared by 28 South Environmental and is included at **Appendix D**. Field investigations identified a combination of remnant vegetation, open exotic grassland and regrowth / wasteland communities across the site. The assessment confirms that vegetation quality and habitat values vary significantly throughout the site, with substantial portions of the land comprising highly disturbed vegetation and historically modified areas.

The Environmental Assessment also considered the broader landscape context and notes that the site is located within an area undergoing significant urban transition, with substantial residential development having occurred or been approved on surrounding land. Consequently, the ecological connectivity and long-term habitat function of vegetation within the site is constrained by existing and future urban development patterns.

Notwithstanding the above, the proposed development acknowledges the State-mapped Core Koala Habitat and includes assessment against *State Code 25*. Any vegetation clearing associated with the development will be undertaken in accordance with the *Nature Conservation (Koala) Conservation Plan 2017* and *State Code 25*. Where residual impacts to Matters of State Environmental Significance are identified, environmental offsets will be provided in accordance with the *Environmental Offsets Act 2014*.

5.5 Schedule 12A of Planning Regulation 2017

Schedule 12A of the *Planning Regulation 2017* provides additional assessment benchmarks for residential subdivisions creating two or more lots.

The proposed development will facilitate the delivery of 67 residential lots within the Urban Footprint and an area identified for future urban development under the *Logan Planning Scheme (Version 9.2)*. The proposal provides an efficient and orderly urban development outcome, contributes to housing supply and has been designed to achieve appropriate pedestrian connectivity, accessibility, recreation and urban amenity outcomes consistent with *Schedule 12A* of the *Planning Regulation 2017*.

An assessment of the proposed development against the applicable *Schedule 12A* assessment benchmarks is provided below.

Schedule 12A Assessment Benchmarks	
Connectivity	
<i>The reconfiguration provides connectivity for pedestrians by –</i>	
<i>(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</i>	
<i>(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>	
<i>(i) connect to roads and footpaths in surrounding area; or</i>	
<i>(ii) allow for connection to future roads and footpaths in surrounding areas.</i>	
Applicant comment	
The proposed reconfiguration provides an interconnected road network that facilitates pedestrian and vehicular connectivity throughout the development and to adjoining landholdings. The road layout has been designed having regard to the future movement network identified within the Logan Reserve Land Use Area Plan and allows for integration with surrounding and future development. The proposal also incorporates a pedestrian connection through the site which will facilitate movement to surrounding residential areas and future community infrastructure. Please refer to the Subdivision Plan included in Appendix B for compliance.	
Maximum length of particular blocks	
<i>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 –</i>	
<i>(a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration;</i>	
<i>or</i>	
<i>(b) 250m.</i>	
<i>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.</i>	
Applicant comment	
The proposed subdivision layout has been designed such that no block boundary exceeds 250m in length. The internal road network and associated pedestrian connections break the site into a series of walkable residential	

blocks consistent with the intent of this benchmark. Accordingly, the proposal facilitates convenient pedestrian movement and complies with the maximum block length requirements.
Street trees <i>The reconfiguration provides shade for comfortable walking by –</i> (a) <i>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</i> (b) <i>otherwise – ensuring at least 1 tree is planted per 15m on each side of a new road.</i>
Applicant comment Street tree planting will be provided throughout the development in accordance with Council’s engineering and landscape requirements. The proposed road network can accommodate street tree planting at a rate exceeding one tree per 15m on each side of new roads, thereby contributing to pedestrian amenity, shade and streetscape character. Detailed landscape design will be provided as part of the operational works phase.
Footpaths <i>The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring –</i> (a) <i>for a new road used mainly for providing direct access to a created lot – a footpath is constructed –</i> (i) <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</i> (ii) <i>otherwise – on at least 1 side of the new road; or</i> (b) <i>for another new road – a footpath is constructed on both sides of the road.</i>
Applicant comment The proposed development provides footpaths throughout the internal road network in accordance with the Logan Planning Scheme and Council's engineering standards. These footpaths will facilitate safe and convenient pedestrian movement within the development and provide connectivity to surrounding residential neighbourhoods and community facilities. Detailed footpath design will be addressed through the operational works stage.
Parks and other areas of open space <i>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.</i> <i>In this section-</i> park includes – (a) <i>an existing park; and</i> (b) <i>a park, to be provided under a development approval, if development of the park has started; and</i> (c) <i>land identified as a park in a local planning instrument; and</i> (d) <i>land identified in an LGIP for public park infrastructure.</i>
Applicant comment The proposed reconfiguration ensures access to areas for recreation, leisure and exercise by locating all residential blocks within 400m of publicly accessible open space. This outcome is achieved through the continuation of the pedestrian footpath nominated within the adjoining development to the north, which extends through the subject site and around the drainage corridor, providing a direct and convenient pedestrian connection throughout the development. The site also benefits from access to existing and planned recreational infrastructure within the broader locality. A trunk Local Recreation Park (Mulberry Park) is located approximately 500m south of the site and, whilst yet to be constructed, a future trunk Local Recreation Park (LGIP Ref: 1537.R.Lo.I.x) is identified east of the subject land. These facilities will provide additional recreation opportunities for future residents and complement the open space and pedestrian connectivity outcomes delivered by the proposed development. Accordingly, the proposal provides convenient access to areas for recreation, leisure and exercise consistent with the intent of this assessment benchmark.

6. Conclusion

This Planning Report has been prepared on behalf of LPG No. 17 Pty Ltd in support of a development application over land at 520 Chambers Flat Road, Logan Reserve seeking a Preliminary Approval for a Material Change of Use (Variation Request) and a Development Permit for Reconfiguring a Lot.

The application seeks to facilitate the reconfiguration of one (1) lot into 67 residential lots, road reserve and drainage reserves together with a Variation Request to apply the Low density residential zone (Suburban precinct) provisions to the subject land.

The Planning Report demonstrates that the proposed development has been appropriately designed having regard to the site's physical constraints, surrounding development pattern and the broader strategic intent of the *Logan Planning Scheme*. Whilst the proposal seeks to apply the Suburban precinct in lieu of the Village precinct identified within the Logan Reserve Land Use Area Plan, the report demonstrates that the proposed planning outcome is supported by relevant matters pursuant to *section 45(5)(b)* of the *Planning Act 2016*.

The proposal has been assessed against the applicable assessment benchmarks of the *Logan Planning Scheme 2015 (Version 9.2)*, together with the relevant State assessment benchmarks. Where the proposal departs from specific Acceptable Outcomes, those departures have been demonstrated to satisfy the relevant Performance Outcomes and, where required, are further supported by relevant matters.

Accordingly, the proposed development represents an appropriate planning outcome that is consistent with the strategic intent of the *Logan Planning Scheme* and facilitates the orderly development of land identified for future urban purposes. Approval of the application is therefore respectfully sought, subject to reasonable and relevant conditions.