

Date: 14 February 2024
Our Reference: J001792
Your Reference: 16PA1454/2023

Attn: Kathryn Pollock

The Chief Executive Officer
City of Logan
150 Wembley Road
Logan Central Qld 4114

Dear Kathryn,

Site Address:	21-31 Stoneleigh Way, Holmview
RPD:	Lot 901 on SP202036
Method of Distribution:	Email [dalodgements@logan.qld.gov.au]
Correspondence Subject:	Applicant gives notice of compliance with Action Notice s3.2 of the Development Assessment Rules

We write on behalf of *Development Holdings Pty Ltd* ("the Applicant"), regarding the development application made over the abovementioned land. The development application was submitted to *City of Logan* ("the Assessment Manager") on 15 December 2023 and seeks approval for the following aspect of development: -

- Development Permit for Material Change of Use for Warehouse (self storage), Food and Drink Outlet, Indoor Sport and Recreation and Showroom.
- Preliminary Approval for Variation Request to Vary the Effect of Logan Planning Scheme.

On 3 January 2024, the Applicant received an Action Notice under Section 3.1 of the *Development Assessment Rules*. An updated Action Notice was received by Council on 7 February 2024.

Pursuant to Section 3.2 of the *Development Assessment Rules*, we hereby confirm that all of the actions in the Action Notice have been complied with. In particular:-

- Updated DA Form 1 to include all proposed uses at Q6.2 (d) and GFA for the uses at Q8.1; and
- Payment of the application fee.

In addition to the above actions undertaken in response to the Action Notice, the application has been revised and the following changes have been made:-

- Standalone "Warehouse" uses have been removed from the proposal.
- The Self Storage Facility building has been reduced in scale from a two-storey building with a height of 7.7m and GFA of 3,544m² to a two-storey building with a height of 6.9m and GFA of 2,962m².
- The landscape buffer to Stoneleigh Way has been increased from 1.9m to 6m.
- The landscape buffer to the western site boundary has been increased from 2m to 4m.
- The tenancy configuration has been revised such that T8 and T9 will accommodate an Indoor Sport and Recreation and Food and Drink Outlet tenant, and the Showrooms (which previously occupied T8 and T9) have been moved north, away from residential interface.

The following reporting and documentation has been updated to reflect the above changes:-

- Town Planning Report
- Appendix A – Applications Documents (includes DA Form 1)
- Appendix B – Proposal Plans
- Appendix F – Landscape Concept Plans
- Appendix I – Preliminary Approval Document

The balance specialist reporting and documentation has not been updated at this stage, as the proposed changes will not materially impact on the findings and recommendations of the reports. Notably, the changes do not impact on the proposed access, servicing or earthworks strategy, do not change the buildings interface to bushfire hazard zones, and do not change the layout with respect to noise generating activities. If Council consider necessary, specialist reporting can be updated throughout the application assessment process.

In accordance with Section 3.3 of the *Development Assessment Rules*, the development application is taken to be properly made on 14 February 2024.

We trust that the information above is sufficient to enable a Confirmation Notice to be issued in accordance with Section 3.4 of the *Development Assessment Rules*. However, if you have any queries or require further information, please do not hesitate to contact the undersigned on (07) 3254 1566.

Yours faithfully,
Property Projects Australia Pty Ltd



Oliver Allbutt
 Town Planner

- Enc. Council Action Notice
 Revised Town Planning Report
 Appendix A – Revised Application Documents and Searches
 Appendix B – Revised Proposal Plans
 Appendix F – Revised Landscape Concept Plan
 Appendix I – Revised Preliminary Approval Document