

APPENDIX I

Preliminary Approval Document

Prepared by:

Property Projects Australia

PROPERTY
PROJECTS
AUSTRALIA



Tey's Road Mixed Use Development

PRELIMINARY APPROVAL DOCUMENT

INFO@PROPERTYPROJECTSAUSTRALIA.COM.AU
PROPERTYPROJECTSAUSTRALIA.COM.AU
ABN 13 167 478 766



Tey's Road Mixed Use Development

PRELIMINARY APPROVAL DOCUMENT

Prepared by Property Projects Australia Pty Ltd
Prepared for Development Holdings Pty Ltd

14 February 2024

BRISBANE OFFICE
OFFICE 1 / 618-626 BRUNSWICK ST
NEW FARM QLD 4005 AUSTRALIA
PO BOX 1264 NEW FARM QLD 4005 AUSTRALIA
P +61 7 3254 1566

TOOWOOMBA OFFICE
123 MARGARET ST
TOOWOOMBA QLD 4350 AUSTRALIA
PO BOX 3686 TOOWOOMBA QLD 4350 AUSTRALIA
P +61 7 4632 0516

CONTENTS

1. ABOUT THE PRELIMINARY APPROVAL DOCUMENT	4
1.1. Introduction	4
1.1.1. Purpose	4
1.1.2. Application	4
1.1.3. Components	4
1.2. Interpretation	6
1.2.1. Relationship with Planning Scheme	6
1.2.2. Definitions	6
1.2.3. Staging	6
2. TABLES OF ASSESSMENT	7
2.1. Preliminary	7
2.2. Categories of Development, Categories of Assessment and Assessment Benchmarks – Material Change of Use	7
2.3. Categories of Development and Assessment – Building Work	9
2.4. Categories of Development and Assessment – Reconfiguring a Lot	9
2.5. Categories of Development and Assessment – Overlays	9
3. PAA CODE	11
3.1. Preliminary	11
3.2. Stoneleigh Way PAA Code	11
3.2.1. Application	11
3.2.2. Purpose	11
3.2.3. Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development	12

TABLES

Table 1 – Material Change of Use – PAA.....	7
Table 2 – Bushfire Overlay – PAA.....	10
Table 3 – Stoneleigh Way PAA Code.....	12

FIGURES

Figure 1 - Preliminary Approval Area.....5

1. ABOUT THE PRELIMINARY APPROVAL DOCUMENT

1.1. Introduction

This Preliminary Approval Document ("PAD") forms part of the Variation Request made under s.50(3) of the *Planning Act 2016*, that seeks to vary the effect of the *Logan Planning Scheme 2015* (Version 9) ("Planning Scheme") to facilitate the establishment of the Stoneleigh Way Preliminary Approval Area Development.

The document establishes a town planning framework to facilitate development of the site for small scale, low impact, business uses, as an alternative to residential development of the site, which is unable to occur due to the environmental constraints associated with the site's proximity to Teys Abattoir at 112-148 Logan River Road, Beenleigh.

This document will become a local categorising instrument for the subject site and prevail over the Logan Planning Scheme (Version 9.00). to the extent of any inconsistency between the two instruments. Specifically, this document establishes the category of assessment and assessment benchmarks for particular development over the subject site.

1.1.1. Purpose

The planning intent for the PAD is to establish a small scale mixed business development which provides a transition between high impact industrial uses to the north, and residential uses to the south. In addition, the development will support the surrounding residential catchments by providing non-residential uses that will improve the nature and standard of services available to residents and create local business and employment opportunities.

1.1.2. Application

The PAD applies to land within the preliminary approval area ("PAA") at 21-31 Stoneleigh Way, Holmview QLD 4207, described as Lot 901 on SP202036, as illustrated at **Figure 1**. Where Lot 901 on SP202036 is subdivided, the PAD continues to apply to the resulting lot(s) to the extent the lot(s) is within the PAA.

1.1.3. Components

The PAD comprises the following elements: -

- a. About the Preliminary Approval Document;
- b. Tables of Assessment;
- c. Assessment Benchmarks;
- d. Structure Plan;
- e. Approved Documents.



Figure 1 - Preliminary Approval Area

Scale - NTS

Source - Near Map

Legend - — Preliminary Approval Area

The content of this document includes third party data. Property Projects Australia Pty Ltd does not guarantee the accuracy of such data.

1.2. Interpretation

1.2.1. Relationship with Planning Scheme

1. In the event of any inconsistency between the provisions of the PAD and the *Logan Planning Scheme 2015* (Version 9), the provisions of the PAD prevail.
2. In the absence of an equivalent provision within the PAD, the provisions of the *Logan Planning Scheme 2015* (Version 9) apply.

1.2.2. Definitions

1. A term used in the PAD has its ordinary meaning unless that term is defined by one of the following:-
 - a. The PAD;
 - b. The *Logan Planning Scheme 2015* (Version 9);
 - c. The *Planning Act 2016*;
 - d. The *Planning Regulation 2017*.

1.2.3. Staging

1. The PAD does not preclude the assessment of a development application within the PAA in part or in stages.

2. TABLES OF ASSESSMENT

2.1. Preliminary

2.2. Categories of Development, Categories of Assessment and Assessment Benchmarks – Material Change of Use

The categories of development and assessment benchmarks that are applicable to Material Change of Use within the PAA is identified at **Table 1**.

Table 1 – Material Change of Use – PAA		
Development	Categories of Development and Assessment	Assessment Benchmarks for assessable development and requirements for accepted development
Food and Drink Outlet	Accepted Development (subject to requirements)	<ul style="list-style-type: none"> ■ Section A of the Stoneleigh Way PAA Code
	If all of the following are met – <ol style="list-style-type: none"> a. Located in the Teys Road Precinct of the Structure Plan at Appendix A. b. The gross floor area is 250m² or less; c. Involves minor building work. 	
	Code Assessment	<ul style="list-style-type: none"> ■ Stoneleigh Way PAA Code ■ Infrastructure Code ■ Servicing, access and parking code ■ Filling and excavation code ■ Landscape Code
	If not accepted development (subject to requirements) and the gross floor area is 250m ² or less.	
Indoor Sport and Recreation	Accepted Development (subject to requirements)	<ul style="list-style-type: none"> ■ Section A of the Stoneleigh Way PAA Code
	If all of the following are met– <ol style="list-style-type: none"> a. Located in the Teys Road Precinct of the Structure Plan at Appendix A. b. The gross floor area is 400m² or less; c. Involves minor building work. 	

	<p>Code Assessment</p> <p>If not accepted development (subject to requirements).</p>	<ul style="list-style-type: none"> ■ Stoneleigh Way PAA Code ■ Infrastructure Code ■ Servicing, access and parking code ■ Filling and excavation code ■ Landscape Code
Service Industry	<p>Accepted Development (subject to requirements)</p> <p>If -</p> <ol style="list-style-type: none"> a. Located in the Teys Road Precinct of the Structure Plan at Appendix A. b. The gross floor area is 250m² or less; c. Involving minor building work. 	<ul style="list-style-type: none"> ■ Section A of the Stoneleigh Way PAA Code
	<p>Code Assessment</p> <p>If not accepted development (subject to requirements) and located in the Teys Road Precinct of the Structure Plan at Appendix A.</p>	<ul style="list-style-type: none"> ■ Stoneleigh Way PAA Code ■ Infrastructure Code ■ Servicing, access and parking code ■ Filling and excavation code ■ Landscape Code
Showroom	<p>Accepted Development (subject to requirements)</p> <p>If -</p> <ol style="list-style-type: none"> a. Located in the Teys Road Precinct of the Structure Plan at Appendix A. b. The gross floor area is 400m² or less; c. Involving minor building work. 	<ul style="list-style-type: none"> ■ Section A of the Stoneleigh Way PAA Code
	<p>Code Assessment</p> <p>If not accepted development (subject to requirements) and located in the Teys Road Precinct of the Structure Plan at Appendix A.</p>	<ul style="list-style-type: none"> ■ Stoneleigh Way PAA Code ■ Infrastructure Code ■ Servicing, access and parking code ■ Filling and excavation code ■ Landscape Code

Warehouse (self-storage facility only)	Accepted Development (subject to requirements)	<ul style="list-style-type: none"> ■ Section A of the Stoneleigh Way PAA Code
	If - <ul style="list-style-type: none"> a. Located in the Self Storage Precinct; and b. Involves minor building work. 	
	Code Assessment	<ul style="list-style-type: none"> ■ Stoneleigh Way PAA Code ■ Infrastructure Code ■ Servicing, access and parking code ■ Filling and excavation code ■ Landscape Code
	If not accepted development (subject to requirements).	
If- <ul style="list-style-type: none"> a. Not accepted development (development subject to requirements); and b. Located in the Teys Road Precinct; and c. Has a gross floor area of 500m² or less. 		

For any other Material Change of Use not listed in sub-section 2.4, Table 1, the categories of development and assessment in the *Logan Planning Scheme 2015* (Version 9) apply,

2.3. Categories of Development and Assessment – Building Work

The categories of development and assessment for building work from the *Logan Planning Scheme* (Version 9) apply.

2.4. Categories of Development and Assessment – Reconfiguring a Lot

The categories of development and assessment for reconfiguring a lot from the *Logan Planning Scheme* (Version 9) apply.

2.5. Categories of Development and Assessment – Overlays

Table 2 identifies variations to the categories of development and assessment stated in *Table 5.10.3 – Bushfire Hazard Overlay* of the *Logan Planning Scheme* (Version 9). For all other overlays, the categories of development and assessment from the *Logan Planning Scheme* (Version 9) apply.

Table 2 – Bushfire Overlay – PAA

Development	Categories of Development and Assessment	Assessment Benchmarks for assessable development and requirements for accepted development
Building work	Accepted Development (subject to requirements)	■ A018 of the Stoneleigh Way PAA code
	If undertaken in accordance with the Bushfire Management Plan at Appendix B.	
	Code Assessment	■ Bushfire hazard overlay code
	If not accepted development (subject to requirements).	
Material change of use or reconfiguring a lot	Accepted Development (subject to requirements)	■ A018 of the Stoneleigh Way PAA code
	If undertaken in accordance with the Bushfire Management Plan at Appendix B.	
	Code Assessment	■ Bushfire hazard overlay code
	If not accepted development (subject to requirements).	

3. PAA CODE

3.1. Preliminary

Where a code identified in Part 2 is not included in Part 3, the code included in the *Logan Planning Scheme 2015* (Version 9) applies.

The following code is included in this PAD as a variation to the *Logan Planning Scheme 2015* (Version 9):-

- a. Stoneleigh Way PAA Code

3.2. Stoneleigh Way PAA Code

3.2.1. Application

1. This code applies to:
 - a. Accepted development (subject to requirements) and code assessable material change of use for which the Stoneleigh Way PAA Code is identified in the assessment benchmarks for assessable development requirements for accepted development column in Table 1 - Material Change of Use - PAA and Table 2 - Bushfire Overlay - PAA.

3.2.2. Purpose

1. The purpose of the Stoneleigh Way PAA Code is to provide a variety of small scale and low impact business uses which facilitate a land use transition from higher impact industries to the north and residential uses to the south, and provide local employment opportunities.
2. The purpose of the Stoneleigh Way PAA code will be achieved through the following outcomes:
 - a. If in the Self Storage Precinct:-
 - i. Land use comprises a Warehouse which operates exclusively as a Self-storage facility;
 - ii. The design and built form:
 1. Is responsive and sensitive to the nearby residential land uses, providing generous setbacks and landscaping to Stoneleigh Way;
 2. Has a building height and form that is responsive and commensurate to the surrounding residential uses;
 3. Avoids overshadowing residential streets and premises;
 - iii. Development facilitates a safe, legible and connected movement network
 - iv. Development protects the amenity of the surrounding residential land.
 - b. If in the Teys Road Precinct:-
 - i. Land uses comprise Indoor Sport and Recreation, Food and Drink Outlet, Showroom and Service Industry;
 - ii. The design and built form:
 1. Is responsive and sensitive to the nearby residential land uses, providing generous setbacks and landscaping to residential boundaries;

2. Contributes positively to the Teys Road streetscape locating carparking and buildings behind landscape buffers to the street;
 3. Has a building height and form that is response and commensurate to the surrounding residential land;
 4. Provides a range of small tenancies facilitating local employment opportunities;
 5. Avoids overshadowing residential premises;
- iii. Development facilitate a safe, legible and connected movement network;
 - iv. Development protects the amenity of the surrounding residential land.

3.2.3. Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 3 – Stoneleigh Way PAA Code	
Section A - For accepted development (subject to requirements) and assessable development	
<p>P01</p> <p>A use is for a use identified in Table 1 and does not exceed the maximum gross floor area for the use listed in Table 1.</p>	<p>A01</p> <p>A use is for a use identified in Table 1 and does not exceed the maximum gross floor area for the use listed in Table 1.</p>
<p>P02</p> <p>An office function is ancillary to a use identified in Table 1 does not exceed 40 percent of the gross floor area of a tenancy.</p> <p>Editor's note - P02 does not apply where the defined use of 'Office' is proposed.</p>	<p>A02</p> <p>An office function, that is ancillary to a use identified in Table 1, does not exceed 40 percent of the gross floor area of a tenancy.</p> <p>Editor's note - A02 does not apply where the defined use of 'Office' is proposed.</p>
Food and drink outlet	
<p>P03</p> <p>A Food and drink outlet:</p> <ol style="list-style-type: none"> a. is small-scale; b. serves the local residents and workforces' daily needs. 	<p>A03</p> <p>A Food and drink outlet:</p> <ol style="list-style-type: none"> a. has a maximum gross floor area of 250m² per tenancy; b. is not within 800 metres of another Food and drink outlet.
Indoor sport and recreation	
<p>P04</p> <p>An Indoor sport and recreation facility:</p> <ol style="list-style-type: none"> a. is small scale; b. serves the local residents and workforces' daily needs. 	<p>P04</p> <p>An Indoor sport and recreation facility:</p> <ol style="list-style-type: none"> a. Has a maximum gross floor area of 400m² per tenancy;

	b. Is not within 800 metres of another Indoor sport and recreation facility.
Service industry	
P05 A Service industry facility: a. Is small scale; b. Does not result in off-site air, noise or odour emissions.	A05 A Service industry facility: a. Has a maximum gross floor area of 400m ² per tenancy; b. Does not result in off-site air noise or odour emissions.
Showroom	
P06 A Showroom is small scale.	A06 A Showroom: a. Has a maximum gross floor area of 400m ² per tenancy.
Warehouse (self storage facility)	
P08 A Self storage facility has hours of operation that protects the amenity of the nearby sensitive uses.	A08.1 A Self storage facility has staffed hours of operation of 7am to 6pm Monday to Sunday and provides 24 hour access to users.
	A08.2 Access by a Medium Rigid Vehicle or larger vehicle only occurs between 7am to 10pm.
Hours of operation	
P09 All uses have hours of operation that protects the amenity of the nearby sensitive uses.	A09 All uses (other than a self storage facility) have hours of operation of 7am to 7pm, Monday to Sunday.
Design	
Building Height	
P010 A building has a height that: a. is responsive to the topography of the site; b. is compatible with the height of surrounding buildings; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect:	A010 A building has a maximum building height of 9.5m.

<ul style="list-style-type: none"> e. visual amenity; f. privacy. 	
Boundary clearance	
<p>P011 Development provides boundary clearances that:</p> <ul style="list-style-type: none"> a. allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. are consistent with the character for the zone; d. relates to the existing streetscape character. 	<p>A011 Development, other than an existing lawful building, provides:</p> <ul style="list-style-type: none"> a. a road boundary clearance: <ul style="list-style-type: none"> i. a minimum of four metres; or ii. where the building or structure aligns with the building setback of one or more adjoining buildings; b. a minimum side and rear boundary clearances of three metres.
Built form	
<p>P012 Development provides an attractive built form by:</p> <ul style="list-style-type: none"> a. orientating the building to the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor; g. incorporating a variety of facade colours and treatments. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>A012 No acceptable outcome provided.</p>
Amenity	
General emissions	
<p>P013 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> a. noise emissions; 	<p>A013 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p>

<p>b. air emissions; c. light emission; d.</p>	<p>a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3-Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards;</p>
Interface with surrounding land	
<p>P014 Development protects the visual amenity of premises in adjoining residential areas.</p>	<p>A014 Development provides a minimum 6 metre wide landscaped buffer and an acoustic fence where adjoining land in the residential zones category; or Where fronting a residential road, provides a minimum 6m wide landscaped buffer and an acoustic fence.</p>
<p>P015 Development presents an attractive landscaped interface to publicly accessible land.</p>	<p>A015.1 Development provides a minimum 4m wide landscape buffer along the western boundary of the Self Storage Precinct.</p>
	<p>A015.2 Development provides a minimum 2m wide landscape buffer to Teys Road.</p>
Service areas and parking	
<p>P016 Development ensures vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.</p>	<p>A016 A development:</p> <ul style="list-style-type: none"> a. locates any new parking areas behind a 2m wide landscape buffer to the street; b. screens plant, equipment, services and outdoor storage of materials from public view;

	c. provides crossovers only to Teys Road, with a maximum of two (2) crossovers at a maximum width of 6.5m per crossover.
P017 Development provides on-site carparking for each use that is sufficient to cater to the peak demand for the use so that off site carpark is not relied upon.	A017 Development provides on-site carparking in accordance with the rates provided in Table 4 of this Preliminary Approval Document.
P018 Development provides a safe and functional vehicle manoeuvring area.	A018 Development provides vehicle manoeuvring areas that accommodate HRV design vehicles.
Natural Hazards	
Bushfire	
P019 Development achieves compliance with the outcomes of the Bushfire hazard overlay code of the Planning Scheme. Note: an assessment against the outcomes of the Bushfire hazard overlay code is to be undertaken by an appropriately qualified person to demonstrate compliance with this outcome.	A019.1 Development occurs in accordance with the recommendations of Section 6 of the Bushfire Management Plan provided at Appendix B of this PAD. A019.1 No buildings are to be located within the 29kW/m ² heat flux contour shown in the Bushfire Mitigation Plan figure of the Bushfire Management Plan.
Section B - For assessable development only	
Design	
Built Form	
P019 Development ensures that glass or any other surface likely to reflect specular rays does not impose undue nuisance, discomfort or hazard on the surrounding locality.	A019 No acceptable outcome provided.
Crime prevention through environmental design	
P020 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by: a. providing casual surveillance;	A020 No acceptable outcome provided.

<ul style="list-style-type: none"> b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. <p>Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	
Streetscape	
<p>P021</p> <p>Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the zone through the use of:</p> <ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping. 	<p>A021</p> <p>No acceptable outcome provided.</p>

Table 4 – Parking Rates	
Use	Parking Rate
Warehouse (Self Storage)	1 per 100 storage units 1 space per employee
Showroom	1.8 spaces per 100m ² GFA
Food and Drink Outlet	1.5 spaces per 100m ² GFA
Indoor Sport and Recreation	1.5 spaces per 100m ² GFA

APPENDIX A

Preliminary Approval Structure Plan

APPENDIX B

Bushfire Management Plan