

PROPERTY  
PROJECTS  
AUSTRALIA



# Town Planning Report

21 - 31 STONELEIGH WAY, HOLMVIEW QLD 4207

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



# Town Planning Report

21 - 31 STONELEIGH WAY, HOLMVIEW QLD 4207

- Preliminary Approval for a Variation Request to Vary the Effect of the Logan Planning Scheme 2015 - Version 9
- Stage 1 - Development Permit for a Material Change of Use for Warehouse (self-storage)
- Stage 2 - Development Permit for a Material Change of Use for Food and Drink Outlet, Indoor Sport and Recreation, Service Industry and Showroom.

## Assessable Development (Impact Assessment)

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. EXECUTIVE SUMMARY .....	5
2. DEVELOPMENT PROPOSAL .....	10
2.1. Site Details .....	10
2.2. Site History / Background .....	10
2.3. Overview of Proposed Development .....	11
2.3.1. Variation Request .....	11
2.3.2. Precinct 1 – Warehouse – Self-Storage Facility (Stage 1) .....	14
2.3.3. Precinct 2 – Teys Road Centre Activities (Stage 2) .....	15
2.4. Infrastructure, Services and Assets .....	17
2.5. Supporting Information .....	18
2.5.1. Proposal Plans .....	18
2.5.2. Bushfire Assessment .....	18
2.5.3. Economic Market Assessment .....	19
2.5.4. Civil Engineering .....	19
2.5.5. Landscaping .....	20
2.5.6. Traffic .....	20
2.5.7. Acoustic .....	21
2.6. Consultation – Assessment Manager .....	22
3. ASSESSMENT BENCHMARKS .....	23
3.1. Compliance with Assessment Benchmarks .....	23
3.1.1. State Planning Framework .....	23
3.1.2. Local Planning Framework .....	23
4. KEY PLANNING MATTERS .....	24
4.1. Proposed Variation to the Planning Scheme .....	24
4.1.1. Strategic Framework .....	25
4.2. Design of Proposed Development .....	28
4.2.1. Height .....	28
4.2.2. Site Cover .....	29
4.2.3. Setbacks and Landscaping .....	29

4.3. Bushfire Impacts .....	31
4.4. Amenity Impacts .....	32
4.5. Other Relevant Matters and Reasons for Approval .....	33
<b>5. CONCLUSIONS AND RECOMMENDATION .....</b>	<b>35</b>

## TABLES

Table 1 - Site Details.....	5
Table 2 - Schedule of Areas.....	11
Table 3 - Precinct 1 Land Use and Operation Summary.....	14
Table 4 - Precinct 2 Land Use & Operation Summary.....	16
Table 5 - Infrastructure, Services and Assets.....	17
Table 6 - Response to Local Government Prelodgement Meeting.....	46
Table 7 - Response to State Assessment Benchmarks / Matters.....	53
Table 8 - Category of Assessment.....	56
Table 9 - Response to Local Assessment Benchmarks / Matters.....	56

## FIGURES

Figure 1 - Context Plan - Aerial.....	8
Figure 2 - Context Plan - Planning Scheme.....	9
Figure 3 - Structure Plan Area.....	13
<b>Figure 4 - Eastern Elevation of Proposed Warehouse (Stage 1).....</b>	<b>14</b>
<b>Figure 5 - Eastern Elevation of Proposed Development (Stage 2).....</b>	<b>16</b>
<b>Figure 6 - Extract of Strategic Framework Map 1.00 - Settlement Pattern..</b>	<b>27</b>
<b>Figure 7 - Western Elevation of Proposed Development (Stage 2).....</b>	<b>28</b>
<b>Figure 8 - Extract of Landscape Concept Plan.....</b>	<b>30</b>
<b>Figure 9 - Landscape Section to Stoneleigh Way.....</b>	<b>31</b>
Figure 10 - Bushfire Mapping.....	32

## APPENDICES

APPENDIX A Application Documentation and Searches.....	36
APPENDIX B Proposal Plans.....	37

APPENDIX C Bushfire Assessment.....	38
APPENDIX D Economic Market Assessment.....	39
APPENDIX E Civil Engineering Assessment Report.....	40
APPENDIX F Landscape Concept Plan.....	41
APPENDIX G Traffic Assessment.....	42
APPENDIX H Noise Impact Assessment.....	43
APPENDIX I Preliminary Approval Document.....	44
APPENDIX J Consultation Review.....	45
APPENDIX K State Planning Assessment.....	52
APPENDIX L Local Planning Assessment.....	55
APPENDIX M Code Response Tables.....	58

# 1. EXECUTIVE SUMMARY

**Table 1 – Site Details**

<b>Applicant:</b>	Development Holdings Pty Ltd C/- Property Projects Australia
<b>Address of Site:</b>	21 - 31 Stoneleigh Way, Holmview QLD 4207 (“the subject site”) Refer to Figure 1
<b>Property Description:</b>	Lot 901 on SP202036
<b>Easement:</b>	The site is burdened by Easements P, R and Q on SP202036 and an Easement in Gross. The easements relate to electrical infrastructure, stormwater and wastewater infrastructure.
<b>Area of Site:</b>	8,902m <sup>2</sup> (0.8902 ha)
<b>Land Owner:</b>	Gaurav Gupta Refer to <b>Appendix A</b>
<b>Regional Plan:</b>	The site is located within the Urban Footprint of the South East Queensland Regional Plan 2017 (“ShapingSEQ”).
<b>Planning Scheme:</b>	Logan Planning Scheme 2015 - version 9 (“the planning scheme”)
<b>Zone and Precinct:</b>	■ Low Density Residential Zone (Small Lot Precinct) Refer to Figure 2
<b>Local Plan:</b>	Not Applicable
<b>Overlays:</b>	The site is mapped within the following overlays:- <ul style="list-style-type: none"> <li>■ OM-01.00 - Acid sulfate soils overlay <ul style="list-style-type: none"> <li>○ OM-01.01 - Potential and actual acid sulphate soils &gt;5 m AHD &lt;= 20m AHD</li> </ul> </li> <li>■ OM-02.00 - Biodiversity areas overlay <ul style="list-style-type: none"> <li>○ OM-02.01 - Primary vegetation management area</li> <li>○ OM-02.04 - Local and state environmental significance - Polygons</li> </ul> </li> <li>■ OM-03.00 - Bushfire hazard overlay <ul style="list-style-type: none"> <li>○ OM-03.01 - Bushfire hazard - Potential impact buffer area</li> </ul> </li> <li>■ OM-05.00 - Flood Hazard Overlay <ul style="list-style-type: none"> <li>○ OM-05.01 - Very Low Flood Risk Area</li> <li>○ OM-05.01 - Flood Investigation Area</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>■ OM-08.00 - Landslide hazard and steep slope area overlay <ul style="list-style-type: none"> <li>○ OM-08.01 - Landslide &gt;= 15% slope</li> </ul> </li> <li>■ OM-10.00 - Residential overlay</li> <li>■ OM-14.00 - Waterway corridors and wetlands overlay <ul style="list-style-type: none"> <li>○ OM-14.02 - Wetland buffer area</li> </ul> </li> </ul>
<p><b>Proposal Overview:</b></p>	<p>The development application comprises three (3) components, including a Variation Request and a Development Permit, in two (2) stages.</p> <p><u>Variation request</u></p> <p>The proposal involves a Variation Request, seeking to provide for future orderly development of the subject site, including a Preliminary Approval component that will seek to vary the provisions of the Logan Planning Scheme 2015 (version 9) to establish framework to deliver an integrated, low impact, mixed use development over the site.</p> <p><u>Precinct 1 - Warehouse (self-storage) Development</u></p> <p>Stage 1 involves the establishment of a new two (2) storey warehouse building, which will be utilised for self storage. The building will be situated in the western portion of the site, and will have a gross floor area of 2,962m<sup>2</sup>. A total of 230 self storage units will be accommodated on site, along with 25 car parking spaces.</p> <p><u>Precinct 2 - Teys Road Centre Activities</u></p> <p>Stage 2 involves the establishment of two (2) new buildings, which contain a total of nine (9) separate tenancies that range in size from 209m<sup>2</sup> to 420m<sup>2</sup>. The proposed tenancies will be utilised for a range of uses, including Food and Drink Outlet, Indoor Sport and Recreation, Service Industry, Showroom. The buildings will be situated in the north and east of the site, and will have a total gross floor area of 2,085m<sup>2</sup>.</p> <p>The staging layout has been developed to enable delivery of the stages in any sequence.</p>
<p><b>Aspects of Development:</b></p>	<ul style="list-style-type: none"> <li>■ Preliminary Approval for a Variation Request to Vary the Effect of the Logan Planning Scheme 2015 - Version 9;</li> <li>■ Stage 1 - Development Permit for a Material Change of Use for Warehouse (self-storage);</li> </ul>

	<ul style="list-style-type: none"> <li>■ Stage 2 - Development Permit for a Material Change of Use for Food and Drink Outlet, Indoor Sport and Recreation, Service Industry and Showroom.</li> </ul>
<b>Category of Assessment:</b>	<input checked="" type="checkbox"/> Impact Assessment
<b>Public Notification:</b>	The development application is required to be publicly notified for a minimum of thirty (30) business days.
<b>Assessment Manager:</b>	City of Logan ("Council")
<b>Referral Agency:</b>	Schedule 10, Part 9, Division 2, Table 2 - Electricity Infrastructure - Material Change of Premises on land subject to an easement.

Figure 1 - Context Plan - Aerial



LEGEND:

— SUBJECT SITE - 21-31 STONELEIGH WAY, HOLMVIEW QLD 4207

- - - TEYS ABATTOIR

1 HOLMVIEW CENTRE

2 BEENLEIGH CENTRE

3 MOUNT WARREN PARK SHOPPING CENTRE

ALBERI PARK RESIDENTIAL ESTATE

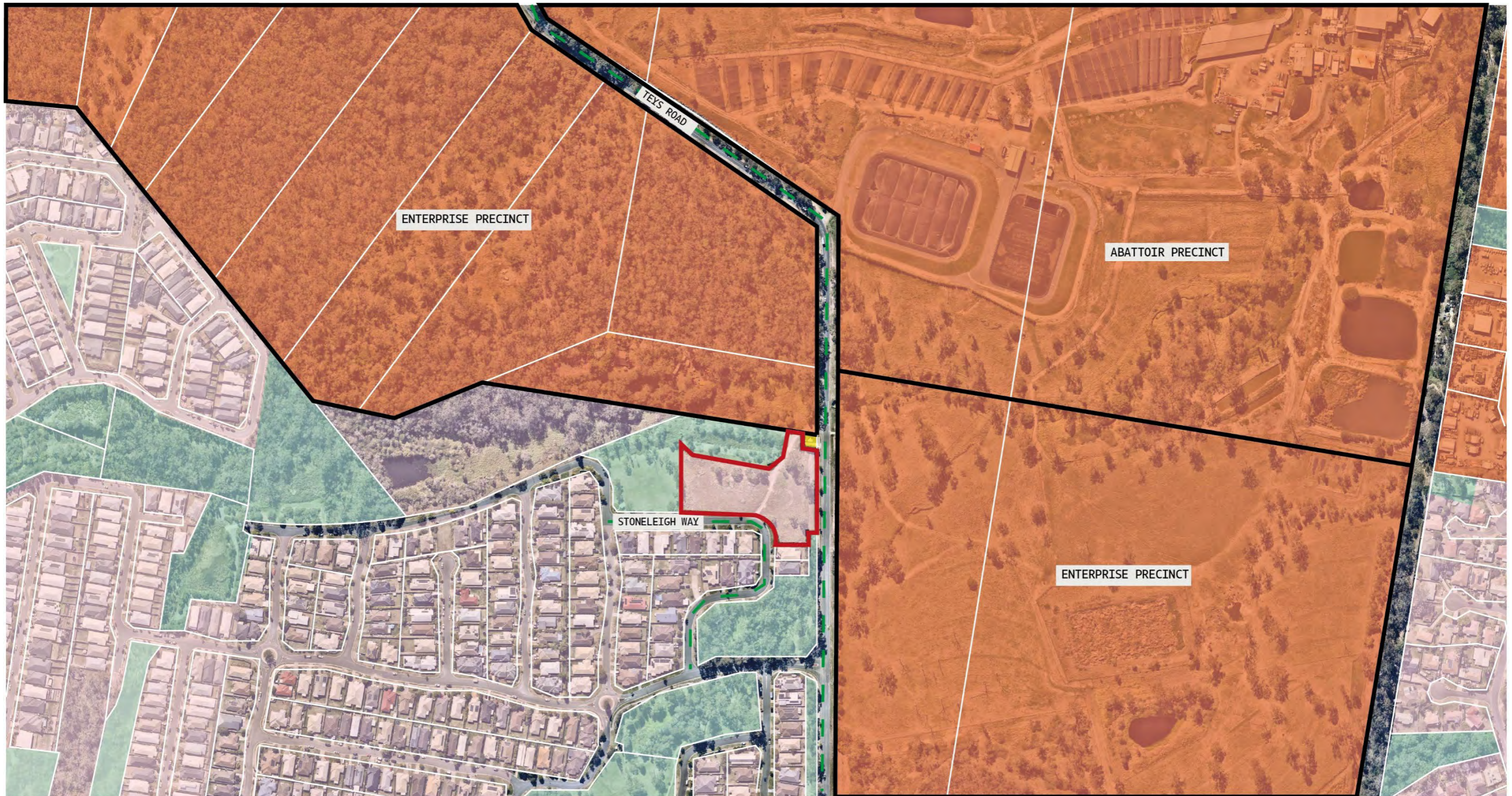
SCALE: NTS SOURCE: NEARMAP

THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.



**PPA**  
PROPERTY  
PROJECTS  
AUSTRALIA

Figure 2 – Context Plan – Planning Scheme



LEGEND:

- SUBJECT SITE - 21-31 STONELEIGH WAY, HOLMVIEW QLD 4207
- LOW DENSITY RESIDENTIAL ZONE

● MIXED USE ZONE
- RECREATION AND OPEN SPACE ZONE

● COMMUNITY FACILITIES ZONE

SCALE: NTS SOURCE: NEARMAP  
 THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.



## 2. DEVELOPMENT PROPOSAL

### 2.1. Site Details

This application relates to land located at 21 - 31 Stoneleigh Way, Holmview QLD, which is formally described as Lot 901 on SP202036. As illustrated in Figure 1, the site is situated in the northern corner of the 'Alberi Park' residential estate in Holmview. The site has a total area of 8,902m<sup>2</sup> and frontages of 93m Teys Road and 68m to Stoneleigh Way. A number of easements also encumber the site, including -

- Easement P on SP202036 - for the purposes of sewerage and drainage
- Easement R on SP202036 - for the purposes of sewerage and drainage
- Easement Q on SP202036 - for the purposes of sewerage
- Easement in Gross - for the purposes of electrical infrastructure

The site is situated within the Logan City Council local government area and is currently vacant, with scattered vegetation. As shown in Figure 2, the properties to the north and east are within the Enterprise Precinct and Abattoir Precinct of the Mixed Use Zone. The infrastructure associated with the Teys Abattoir is located approximately 250m to the north-east of the site.

The land to the south and south-west is within the Low Density Residential Zone and has been developed for small lot housing. A park is also identified to the west of the site. The site sits at the threshold between residential land to the south and south west, and industrial uses to the north and north east. It is understood that the site's proximity to the Teys Abattoir has effectively sterilised the land for residential and other sensitive uses.

More broadly, the site sits at the north eastern extent of the wider residential area of Holmview and Bahrs Scrub. Teys Road intersects with Logan River Road approximately 900m to the north of the site. From this intersection, the Holmview Local Centre is located approximately 900m to the west, and the Beenleigh centre is approximately 3km to the east.

### 2.2. Site History / Background

Based on a review of the Council online development tracking system, the following applications / approvals relate to the property:-

- RL/140/2006 - Reconfiguration of Lot - Freehold Subdivision
- OW/403/2006 - Operational Work - Street Lighting
- OW/277/2007 - Operational Work - Open Space Management
- OW/277/2007/A - Operational Work - Open Space Management
- OW/281/2007 - Operational Work - Environmental Management
- SP/24/2007 - Plan Sealing
- MCUERA/130/2007 - Material Change of Use for ERA
- MCUERA/131/2007 - Material Change of Use for ERA
- MCUERA/136/2007 - Material Change of Use for ERA
- OW/42/2008 - Operational Work - Public Landscaping
- OW/41/2008 - Operational Work - Parks & Open Space

- OW/188/2008 - Operational Work associated with subdivision
- OW/410/2010 - Operational Work - Earthworks, sewerage, vegetation clearing.

No application documents are publicly available online. However, from a review of the applicable sites and descriptions of the approvals, it is assumed that these applications are associated with the residential subdivision to the south and southwest of the site.

## 2.3. Overview of Proposed Development

The proposal seeks Preliminary Approval for a Variation Request to vary the effect of the Logan Planning Scheme 2015 (version 9) by altering the tables of assessment and assessment benchmarks, such that particular land uses will be assessed as though the site were located within the Mixed Use Zone. Specifics of the preliminary approval are detailed in Section 3.2 below.

Stage 1 of the development will involve a development permit for a material change of use for a warehouse, being a self-storage facility, which will rationalise the land use of the site, by converting undevelopable residential land to non-residential land uses that will support the surrounding residential catchment. The proposed zoning will match the pattern of the land to north and east, which are situated within the Enterprise Precinct of the Mixed Use Zone and which interface with residential land.

The preliminary approval will facilitate code compliant development applications for a material change of use for Warehouse - self-storage facility (stage 1) and Food and Drink Outlet, Indoor Sport and Recreation, Service Industry, Shop and Showroom (stage 2). Further details on the proposed material change of uses are provided in the below sections.

The following information should be read in conjunction with the Proposal Plans provided at Appendix B.

**Table 2 – Schedule of Areas**

Aspect	Area (m <sup>2</sup> )
<b>Total Gross Floor Area:</b>	5,012m <sup>2</sup>
<b>Total Impervious Area:</b>	6,912m <sup>2</sup> (78%)
<b>Total Landscaping Area:</b>	1,990m <sup>2</sup> (22%)
<b>Site Cover:</b>	3,032m <sup>2</sup> (34%)

### 2.3.1. Variation Request

The intent of the variation request is to create site specific 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 environmental constraints associated with the site's proximity to Teys Abattoir at 112-148 Logan River Road, Beenleigh.

The development will provide a transition between the high impact industrial activities to the north and residential uses to the south, whilst supporting the surrounding residential

catchments by providing non-residential uses to provide services and employment opportunities for residents.

A Preliminary Approval Document, which outlines the provisions of the Planning Scheme to be overridden and the alternative benchmarks proposed, has been provided at **Appendix I**.

The Preliminary Approval Document creates a Self Storage Precinct and a Teys Road Precinct over the site, as shown in Figure 3.

The Self Storage Precinct changes the category of assessment for a Warehouse (limited to self storage) to code assessment, or accepted development where located in the precinct and meeting a range of requirements for accepted development in the table of assessment and a tailored development code for the site (discussed below).

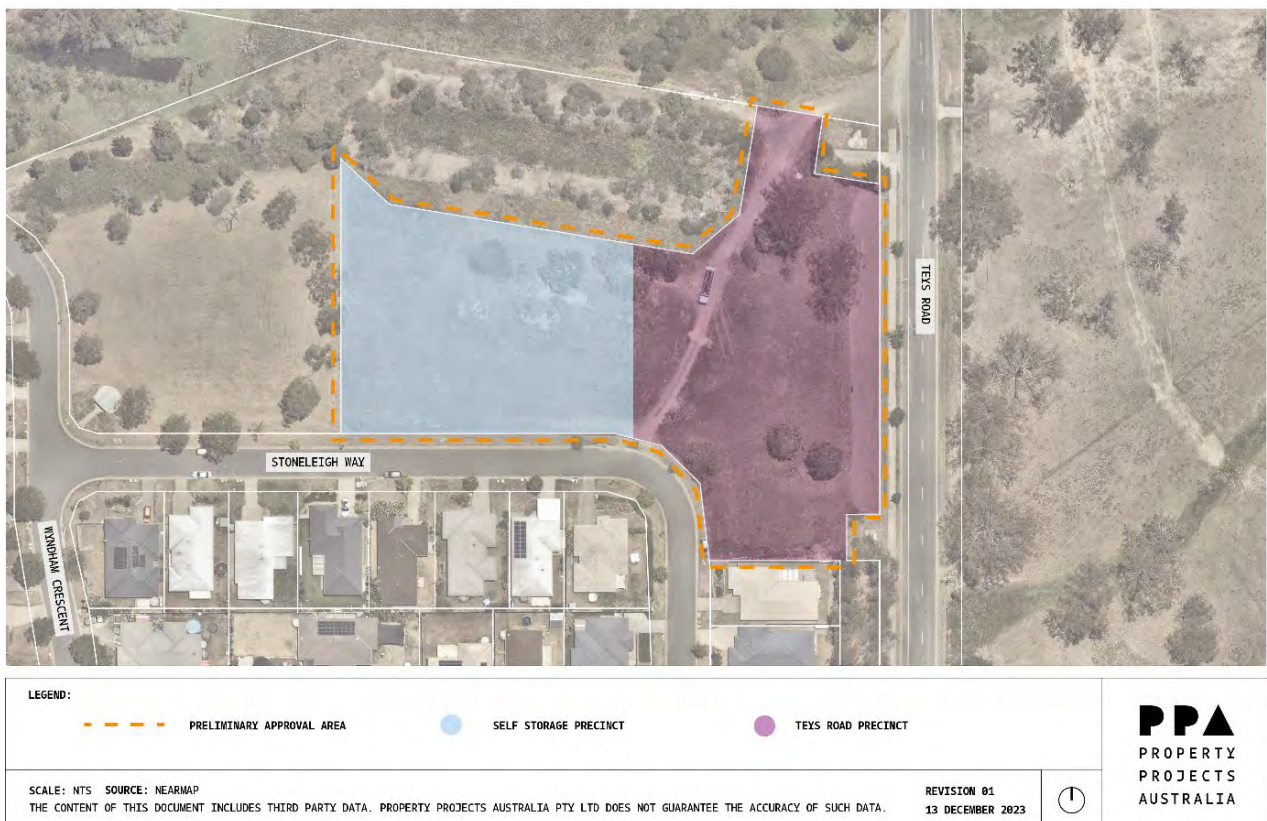
The Teys Road Precinct changes the category of assessment for Food and drink outlet, Indoor sport and recreation, Service Industry and Showroom to code assessment, or accepted development where located in the precinct and meeting a range of requirements for accepted development in the table of assessment and a tailored development code for the site. It is noted that for certain uses, restrictions have been placed on the gross floor area for both code assessment and accepted development to ensure tenancy sizes are maintained at an appropriate scale.

The development code which outlines the requirements for accepted development is the Stoneleigh Way PAA Code. The Stoneleigh Way PAA Code is derived from the Mixed Use Zone Code included in the Logan Planning Scheme 2015, a tracked change version of the code will be submitted with the application material, and the changes are summarised as follows:-

- Adds gross floor area restrictions as follows:-
  - Food and drink outlet has a maximum gross floor area of 250m<sup>2</sup> across the site;
  - Indoor sport and recreation facility has a maximum gross floor area of 400m<sup>2</sup> across the site;
  - Service industry has a maximum gross floor area of 400m<sup>2</sup> per tenancy;
  - Showroom has a maximum gross floor area of 400m<sup>2</sup> per tenancy.
- Adds hours of operation restrictions as follows:-
  - A self storage facility has staffed hours of operation of 7am to 6pm Monday to Sunday and provides 24 hour access to users;
  - Access to the self storage facility by a Medium Rigid Vehicle or larger only occurs between 7am to 10pm;
  - All other uses have hours of operation of 7am to 7pm Monday to Sunday.
- Amends built form, setback and interface criteria as follows:-
  - Development has a maximum building height of 9.5m;
  - Development provides a 6m wide landscape buffer and acoustic fence where adjoining land in the residential zones category;
  - Development provides 6m landscape buffer and acoustic fence to a residential road;
  - Development provides a 2m wide landscape buffer to along the western site boundary and to Teys Road.

- Amends parking and access criteria as follows:-
  - Development locates new parking areas behind a 1.5m wide landscape buffer to the street;
  - Development provides crossovers only to Teys Road, with a maximum of two (2) crossovers at a maximum width of 6.5m per crossover;
  - Development provides carparking for each use in accordance with a parking rate informed by specialist reporting prepared by TTM;
  - Development provides vehicle manoeuvring areas that accommodate up to HRV design vehicles.
  
- Adds bushfire criteria to ensure development occurs in accordance with the recommendations of a site specific Bushfire Management Plan, provided at **Appendix C**.

**Figure 3 - Structure Plan Area**

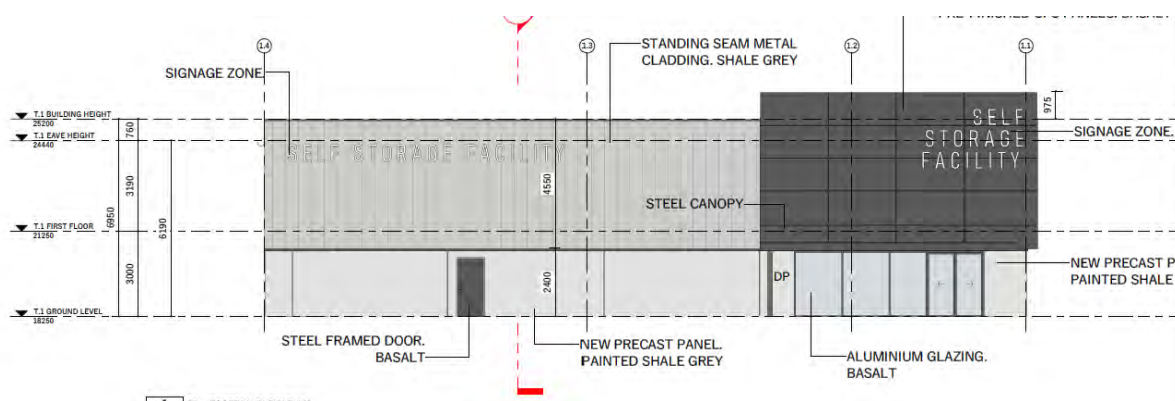


### 2.3.2. Precinct 1 – Warehouse – Self-Storage Facility (Stage 1)

Stage 1 of the development involves a new self-storage facility, comprising of the following features:

- A new two (2) storey building with a maximum height of 6.9m and a gross floor area of 2,962m<sup>2</sup>, including 100m<sup>2</sup> of ancillary office space and amenities;
- A total of 292 self-contained storage units will be provided across the facility;
- A total of 22 car parking spaces, including one (1) PWD parking space;
- Buffer planting around the perimeter of the site; and
- Access and egress to the site via two (2) 6.5m wide crossovers to Teys Road, connecting to a ring road around the site.

As illustrated in **Figure 4** the proposal provides a contemporary self storage facility design with an orthogonal form with small awnings and overhangs. The building will be constructed of a range of low maintenance materials such as pre-cast panels, CFC feature panelling, and seam metal cladding, providing visual between levels and components.



**Figure 4 – Eastern Elevation of Proposed Warehouse (Stage 1)**

Source – Plans prepared by Lens Arc

An overview of the proposed development and its intended operation is provided at Table 3 below.

**Table 3 - Precinct 1 Land Use and Operation Summary**

Aspect	Response
<b>Defined Use:</b>	<p>A Warehouse is defined in Schedule 1 of the Planning Scheme as: -</p> <ul style="list-style-type: none"> <li>■ Warehouse means the use of premises for -               <ol style="list-style-type: none"> <li>a. storing or distributing goods, whether or not carried out in a building; or</li> <li>b. the wholesale of goods, if the use is ancillary to the use in paragraph (a).</li> </ol> </li> </ul> <p>Examples of a warehouse - self-storage facility, storage yard</p>

Aspect	Response
<b>Proposed Use:</b>	The proposal involves a storage facility, which will contain 198 self-contained storage units.
<b>Hours of Operation:</b>	The proposed hours of operation for the new storage facility will be 24 hours, 7 days a week with staffed hours of operation of 7am to 6pm Monday to Friday.
<b>Vehicle Access:</b>	Vehicle access to the site will be granted via two (2) new all movements crossovers to Teys Road.
<b>Bike &amp; Car Parking:</b>	A total of 22 car parking spaces are provided on site, including 1 PWD space.
<b>Waste Storage / Collection:</b>	Bins stored within building and waste collection to occur from servicing bay on western edge of building.
<b>Servicing / Loading:</b>	Dedicated servicing bay at western edge of building.

Information on the key design aspects is provided at Error! Reference source not found. below.

### 2.3.3. Precinct 2 – Teys Road Centre Activities (Stage 2)

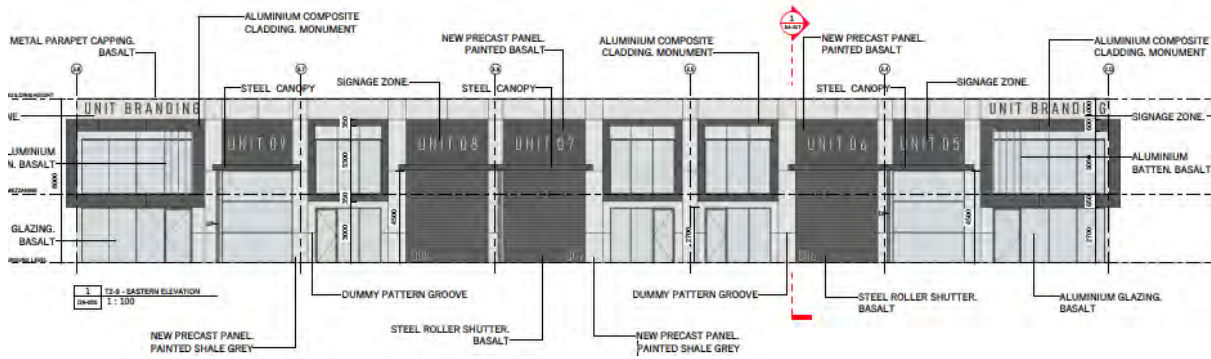
Stage 2 involves the establishment of two (2) new buildings, which will include nine (9) separate tenancies that will be used for a range of business activity uses, as follows:-

- One (1) Food and Drink Outlet with 233m<sup>2</sup> of gross floor area
- One (1) Indoor Sport and Recreation with 232m<sup>2</sup> of gross floor area
- Four (4) Showrooms with a combined gross floor area of 860m<sup>2</sup>
- Two (2) Service Industry tenancies with a combined gross floor area of 720m<sup>2</sup>

As shown in **Figure 5**, the buildings will comprise of the following features:

- Two (2) new buildings, which will have a height of two (2) storeys and 8m, and a total gross floor area of 2,085m<sup>2</sup>;
- Nine (9) separate tenancies, which will range in size from 209m<sup>2</sup> to 420m<sup>2</sup> .;
- A total of 29 car parking spaces, including one (1) PWD parking space;
- Buffer planting around the perimeter of the site; and
- Two-way internal access will be provided to the east of the building, with a one-way internal access provided to the north, south and west of the building.

As illustrated in **Figure 5** the proposal provides a contemporary mixed business design, utilising an orthogonal form, with awnings, glazing and a range of cladding materials adding visual variation to the façade and providing differentiation between the tenancies.



**Figure 5 – Eastern Elevation of Proposed Development (Stage 2)**

Source – Plans prepared by Lens Arc

An overview of the proposed development and its intended operation is provided at Table 4 Table 4 below.

**Table 4 – Precinct 2 Land Use & Operation Summary**

Aspect	Response
<p><b>Defined Use:</b></p>	<p>The proposed land uses are defined under Schedule 1 of the Planning Scheme as follows:-</p> <ul style="list-style-type: none"> <li> <p>■ <i>Food and drink outlet</i> means the use of premises for -</p> <ol style="list-style-type: none"> <li>a. preparing and selling food and drink for consumption on or off the premises; or</li> <li>b. providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</li> </ol> <p>Examples of a food and drink outlet - café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</p> </li> <li> <p>■ <i>Indoor sport and recreation</i> means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p>Examples of indoor sport and recreation - amusement parlour, bowling alley, gymnasium, squash court</p> </li> <li> <p>■ <i>Showroom</i> means the use of premises for the sale of goods that -</p> <ol style="list-style-type: none"> <li>a. are of a related product line; and</li> <li>b. a size, shape or weight that requires -               <ol style="list-style-type: none"> <li>i. a large area for handling, display or storage; and</li> <li>ii. direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.</li> </ol> </li> </ol> </li> </ul>

Aspect	Response
	<p>Examples of a showroom - bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales, showroom</p> <ul style="list-style-type: none"> <li>■ <i>Warehouse</i> means the use of premises for - <ul style="list-style-type: none"> <li>a. storing or distributing goods, whether or not carried out in a building; or</li> <li>b. the wholesale of goods, if the use is ancillary to the use in paragraph (a).</li> </ul> </li> </ul> <p>Examples of a warehouse - self-storage facility, storage yard</p>
<b>Proposed Use:</b>	The proposal provides for a mixed use business building, facilitating a range of low impact small scale business.
<b>Hours of Operation:</b>	The proposed development seeks to operate between 7am to 7pm Monday to Sunday.
<b>Vehicle Access:</b>	Vehicle access to the site will be granted via two (2) new all movements crossovers to Teys Road.
<b>Bike &amp; Car Parking:</b>	The proposal provides 34 formal parking spaces including 1 PWD space and 16 ad-hoc parking spaces associated with the self storage.
<b>Waste Storage / Collection:</b>	Dedicated refuse storage area in the north east of the site, with collection from RCV vehicle standing in 7.3m wide aisle.
<b>Servicing / Loading:</b>	Servicing and loading for each tenancy will occur from the access aisles adjoining the buildings.

## 2.4. Infrastructure, Services and Assets

An overview of the proposed infrastructure services connections and stormwater management strategies are provided at Table 5 below.

**Table 5 - Infrastructure, Services and Assets**

Aspect	Response
<b>Water:</b>	The proposal is to connect to the existing water infrastructure in Teys Road.
<b>Sewer:</b>	The proposal is to utilise the existing sewer property connection in the north east of the site.
<b>Stormwater Quantity:</b>	Stormwater will be captured and conveyed to two (2) underground stormwater detention tanks with a combined volume of 55m <sup>3</sup> .

Aspect	Response
<b>Stormwater Quality:</b>	Proprietary stormwater treatment devices will be incorporated into the stormwater management infrastructure to achieve pollutant load reductions.
<b>Vehicle Access:</b>	Vehicle access via two (2) all movement, 6.5m wide crossovers to Teys Road.
<b>Required Road Works:</b>	No road upgrades required.
<b>Electricity, Data and Telecommunications:</b>	The proposal will connect to existing infrastructure within Teys Road.
<b>Street Tree:</b>	The proposal does not require removal of street trees on Teys Road or Stoneleigh Way. Seven (7) new street trees will be provided to Stoneleigh Way.
<b>Earthworks &amp; Retaining:</b>	Earthworks required to establish development pads, resulting in:- <ul style="list-style-type: none"> <li>■ Retaining wall presenting to Teys Road with a maximum height of 1.1m;</li> <li>■ Retaining wall presenting internally in south east of the site with a maximum height of 1.0m;</li> <li>■ Retaining wall presenting internally adjoining part of Stoneleigh Way with a maximum height of 1.5m;</li> <li>■ Retaining wall to northern boundary with a maximum height of 1.5m;</li> <li>■ Retaining wall to western boundary with a maximum height of 1.2m.</li> </ul>

## 2.5. Supporting Information

A range of supporting technical documentation has been prepared to support this development application. A summary is provided in the below sections.

### 2.5.1. Proposal Plans

The Proposal Plans for the development have been prepared by Lens Arc and are provided at **Appendix B**.

### 2.5.2. Bushfire Assessment

A bushfire assessment report has been prepared by Land and Environment Consultants, which is provided at **Appendix C**. The assessment outlines that the Bushfire hazard overlay code requires the proposed buildings to be separated from hazardous vegetation by a distance which achieves a radiant heat flux level  $\leq 29 \text{ kW/m}^2$  at the buildings. On this basis, a 6.9m wide asset protection zone has been implemented along the northern boundary of the site, noting that driveways, pathways and low hazard landscaping are permitted within this area. All buildings have been strategically situated outside of the  $29 \text{ kW/m}^2$  radiant heat flux contour and the northern boundary of the site, thereby complying with the Bushfire hazard overlay code.

### 2.5.3. Economic Market Assessment

Econisis have prepared a Preliminary Market Assessment, which is provided at **Appendix D**. The key findings of the report are outlined below:

- The local employment catchment for the site is defined as the Edens Landing – Holmview, Beenleigh, Wolffdene – Bahrs Scrub, Bethania – Waterford SA2s.
- The catchment population is projected to increase from 41,749 residents to 62,360 residents in 2046.
- The socio-economic profile of the catchment varies, with Beenleigh experiencing sustained high unemployment above 10%, whilst Wolffdene – Bahrs Scrub experiences low unemployment of around 3-4%.
- Audit of existing self-storage, showroom and indoor sport and recreation facilities within the catchment determined undersupply of these facilities – note that service industry is not separately defined but sits within the showroom/ warehouse uses.
- The delivery of the above uses will therefore fulfill a latent demand in the catchment, and improve access to employment opportunities, which is pertinent given the disadvantage seen in areas of the catchment.
- Self-storage facilities are the most undersupplied use of the catchment, with the current supply limited to older facilities, meaning the proposal will provide improved offerings to those currently available.
- Retail shops (relevant to the food and drink outlet), is in a marginal oversupply, but given the limited size of the proposed food and drink outlet, it is unlikely to impact on the market.
- Both showroom and indoor sport and recreation are generally in a supply demand balance, but will require additional facilities in the coming years, as such, provision of such development is unlikely to cause a negative impact on the current supply.

The Preliminary Market Assessment determines that the proposed development will meet latent demand for the uses in the locality, whilst providing employment opportunities and diversity to disadvantaged areas within the catchment.

### 2.5.4. Civil Engineering

A civil engineering assessment report has been prepared by VT Civil Engineering and is provided at **Appendix E**. The key findings of the report are outlined below:

- Earthworks will be undertaken to establish the development pad, requiring the following retaining walls:-
  - Wall presenting to Teys Road with a maximum height of 1.5m;
  - Wall at the southern extent of the access and manoeuvring area, presenting internally to the site with a maximum height of 1.0m;
  - Wall adjacent to Stoneleigh Way, presenting internally to the site with a maximum height of 1.5m;
  - Wall along the western boundary, presenting to the adjoining parkland with a maximum height of 1.2m;
  - Wall along norther boundary to drainage reserve with a maximum height of 1.5m

- The development will connect to the existing water main in Teys Road and the existing sewer line to the north of the site.
- Stormwater will be captured and conveyed to two (2) underground stormwater detention tanks with a combined volume of 55m<sup>3</sup>.
- Proprietary stormwater treatment devices will be incorporated into the stormwater management infrastructure to achieve pollutant load reductions.

### 2.5.5. Landscaping

A landscape concept plan has been prepared by AGLA and is provided at **Appendix F**. The key design outcomes are as follows:-

- The following landscape buffers are provided:-
  - A 2.3m wide landscape buffer will be provided to Teys Road, accommodating shade/ screen trees, and shrubs and groundcover;
  - A 6m wide landscape zone will be provided to the southern boundary where the site adjoins a residence, providing tiered planting comprising small screen trees, shrubs and groundcovers, with larger shade and screen trees behind;
  - A 6m wide landscape buffer will be provided to Stoneleigh Way, accommodating large shade/ screen trees interspersed with smaller screen trees, and shrubs and groundcover - this will be complemented by new street planting in Stoneleigh Way achieving a tiered planting effect.
  - A 400m wide landscape buffer will be provided along the western boundary, comprising screen planting.
- Consolidated landscape areas will also be provided in the north of the site but will be restricted to low bushfire hazard planting, comprising scattered shade/ screen trees with fire retardant groundcovers.
- Smaller planting areas are provided throughout the carpark and manoeuvring areas, accommodating large screen and shade trees.
- Landscape species will include the following variety:-
  - Ivory Curl and Golden Penda street trees.
  - Tuckeroo, Smooth Leaved Quandong, Crows Ash and Water Gum as feature shade and screen trees.
  - Bottlebrush, Grevillea, Lillypilly screen planting.
  - Desert Star, Mat Rush, Indian Hawthorn Hybrid and Dwarf Rosemary shrubs and groundcover.
  - Pigface, Creeping Boobialla, Prostrate Native Rosemary as fire retardant groundcover.

### 2.5.6. Traffic

TTM Consulting have prepared a traffic engineering assessment report, which is provided at **Appendix G**. The key findings of the report are outlined below:

- Access to the site is to be provided via two (2), 6.5m wide all movement crossovers to Teys Road.
- The access arrangement achieves minimum sight distances in both directions, but seeks performance outcomes with respect to queuing and grades, however due to the limited scale and intensity of the use, the performance outcomes are considered suitable.

- Vehicles manoeuvring is to be provided via 6-6.5m wide aisles in compliance with the Australian Standard.
- All manoeuvring and parking grades are in accordance with the Australian Standard.
- All parking space dimensions are in accordance with the Australian Standard.
- Parking rates are recommended to be applied per the planning scheme rate for the self storage facility in Stage 1, and per the RTA's Guide to Traffic Generating Developments for business park for Stage 2.
- In Stage 1, the proposal provides nine (9) dedicated parking spaces and 14 ad-hoc parking spaces, achieving the minimum rate of five (5) spaces.
- In Stage 2, the proposal provides 39 parking spaces, achieving the minimum rate of 32 spaces.
- The proposed development provides for regular servicing by an MRV across both stages, and for occasional access by a HRV for stage 2 (Teys Road precinct).
- A traffic impact assessment was undertaken for the ultimate development scenario and has determined that once traffic is distributed from the site, the impact on the wider network is negligible.
- A turn warrant assessment was undertaken and determined borderline warrants for a CHR(s) and AUL(s), however the existing arrangement functions as a BAL and there is limited opportunity for a CHR due to culvert drains. Given the warrants are borderline the existing arrangement is considered suitable.

### 2.5.7. Acoustic

MWA Environmental have prepared a Noise Impact Assessment, which is provided at **Appendix H**. The key findings of the report are outlined below:

- Background noise monitoring was undertaken to determine ambient noise levels at the subject site.
- Modelling of the proposed development conservatively assumed maximum impacts from activities associated with the proposed development, with hours of operation as follows:-
  - Stage 1 - Self Storage Precinct 24 hour site access, with staffed hours of 7am to 6pm Monday to Sunday
  - Stage 2 - Teys Road Precinct 7am to 7pm Monday to Sunday
- The proposed development will comply with the relevant noise planning criteria, provided the following recommendations are implemented: -
  - MRV or larger trucks access to the Self Storage Precinct is to be limited to daytime and evening periods (7am to 10pm).
  - A 2 metre high acoustic barrier is to be provided along the western boundary.
  - A 2 to 2.5 metre high acoustic barrier is to be provided along the site boundary.

The Noise Impact Assessment concludes that the development will not create adverse amenity impacts on adjoining residential land.

## 2.6. Consultation – Assessment Manager

Two (2) pre-lodgement meetings were held with the Council, with the most recent being on 10 July 2023. A copy of the prelodgement meeting minutes and full response is provided at **Appendix J**.

## 3. ASSESSMENT BENCHMARKS

### 3.1. Compliance with Assessment Benchmarks

The development application involves assessable development subject to impact assessment and, therefore, in accordance with Section 45 of the *Planning Act 2016*, the assessment of the development application must be carried out against:-

- a. the assessment benchmarks included in a categorising instrument;
- b. the matters prescribed at Part 4, Division 4 of the *Planning Regulation 2017*;
- c. as required, any other relevant matter.

#### 3.1.1. State Planning Framework

A response to the State Government legislative framework is provided at **Appendix K**. The response demonstrates that the development application complies with all of the applicable assessment benchmarks and, applying the discretion to impact assessable development application and consider other relevant matters, the development advances the purpose of the *Planning Act 2016*.

#### 3.1.2. Local Planning Framework

A response to the Local Government planning scheme is provided at **Appendix L**. The response demonstrates that the development application does not comply with all assessment benchmarks, however, applying the discretion to impact assessable development application and consider other relevant matters, the development advances the purpose of the *Planning Act 2016*.

## 4. KEY PLANNING MATTERS

The detailed assessment contained in the appendices demonstrates that the proposed development is broadly consistent with the assessment benchmarks that are relevant to a development application which involves assessable development subject to impact assessment.

The following section provides further discussion regarding key aspects of the proposed development and clearly demonstrates that the proposed development is responsive to the sites context and constraints and, therefore, is an appropriate development outcome.

### 4.1. Proposed Variation to the Planning Scheme

Section 61(2) of the *Planning Act 2016* states the matters the assessment manager must consider in assessing a variation request, these are:-

- a. *the result of the assessment of that part of the development application that is not the variation request; and*
- b. *the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and*
- c. *the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and*
- d. *any other matter prescribed by regulation.*

Section 32 of the *Planning Regulation 2017* states other matters that the assessment manger must consider, these are:-

- a. *the common material;*
- b. *the regional plan for a region;*
- c. *the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme;*
- d. *any temporary State planning policy.*

The variation will effectively alter the tables of assessment and assessment benchmarks, such that particular land uses will be assessed as though the site were located within a zone akin to the Mixed Use Zone, rather than the Low Density Residential Zone.

As detailed above, residential and other sensitive uses which are anticipated under the Low Density Residential Zone cannot be established on the site due to odour and other environmental constrains associated with the Teys Abattoir to the north east. As such, the Low Density Residential Zone is an inappropriate zone for the land, and other land uses should be explored with consideration to the constraints to the north, and the residential land to the south.

This is reflected in by Specific Outcome 3.11.3.1 (3) (b) of the Strategic Framework, which provides amenity criteria for residential uses, and states "*Residential amenity is protected by ensuring Residential activities are not located in areas where they will be subject to*

*environmental harm or environmental nuisance from existing or planned uses that generate emissions;”.*

Land to the north of the site is in the Mixed Use Zone to provide transitional land uses between the abattoir and residential land. Review of the Mixed Use Zone determines that a range of low impact industrial and commercial uses are anticipated in the zone. However, due to the subject site’s proximity to residential uses, unrestricted development of such uses will create incompatible development which has the potential to create adverse amenity impacts on residences. The proposed variation provides a mechanism for a select number of low impact commercial uses to be established on the site with limitations on the scale and intensity of the use to ensure no adverse impacts on nearby residences and other sensitive land uses – this is elaborated on in Sections 4.2 and 4.4 below.

To this end, the variation request will facilitate the efficient development of land, within the constraints of the site, which will support the surrounding residential catchment and future non-residential activities that will ultimately establish in the Mixed Use Zone that surrounds the site.

#### **4.1.1. Strategic Framework**

**Figure 6** below provides an extract of Strategic Framework Map 1.00 – Settlement Pattern. As can be seen in the extract, the site is located in the Urban Footprint, at the threshold of the Holmview Employment Area and in proximity to the Beenleigh Principal Centre (which is reflective of the South East Queensland Regional Plan). As the zoning of the site is residential, the Strategic Outcomes of Element 3.4 – Residential are relevant to development of the site. All strategic outcomes of Element 3.4 relate exclusively to residential development, and therefore are not relevant to this proposal.

In the absence of relevant strategic outcomes under Element 3.4, the Strategic Outcomes of Element 3.6 – Employment have been considered due to the site sitting adjacent to the Holmview employment area. These outcomes are balanced against outcomes for residential land below. The overall strategic outcomes under Element 3.6 are as follows:-

- 1. Logan has a strong, resilient and diversified economy based on Logan’s locational advantages to provide high levels of employment growth to achieve 65 percent employment self-containment by 2031.*
- 2. The employment area, identified on SFM-01.00 Strategic framework map, facilitates business and industry in locations that provide employment close to where people live.*
- 3. Natural economic resources are protected and managed sustainably so they provide an ongoing social, environmental and economic benefit to the region.*

The proposed development assists with achieving outcomes (1) and (2) above, providing additional commercial land in proximity to the growing residential areas of Holmview and Bahrs Scrub. As detailed in the Economic Market Assessment at Appendix D, there is growing demand for the proposed uses in the local catchment. The assessment also determines that the average size of commercial tenancies for the proposed uses are greater than the proposed tenancy sizes, meaning the development will offer a point of difference in the market, attracting a more diverse range of businesses.

Specific Outcomes 3.6.3.1 – Employment Areas are as follows:-

1. *An employment area shown on SFM-01.00 Strategic framework map:*

- a. is not alienated, fragmented or encroached by development that may adversely affect the operation of an employment based use;*
- b. accommodates employment based uses that because of their size or nature cannot reasonably be located in a centre;*

*Editor's note - Centre uses should be located in centres unless the requirements of section 5.8 are met.*

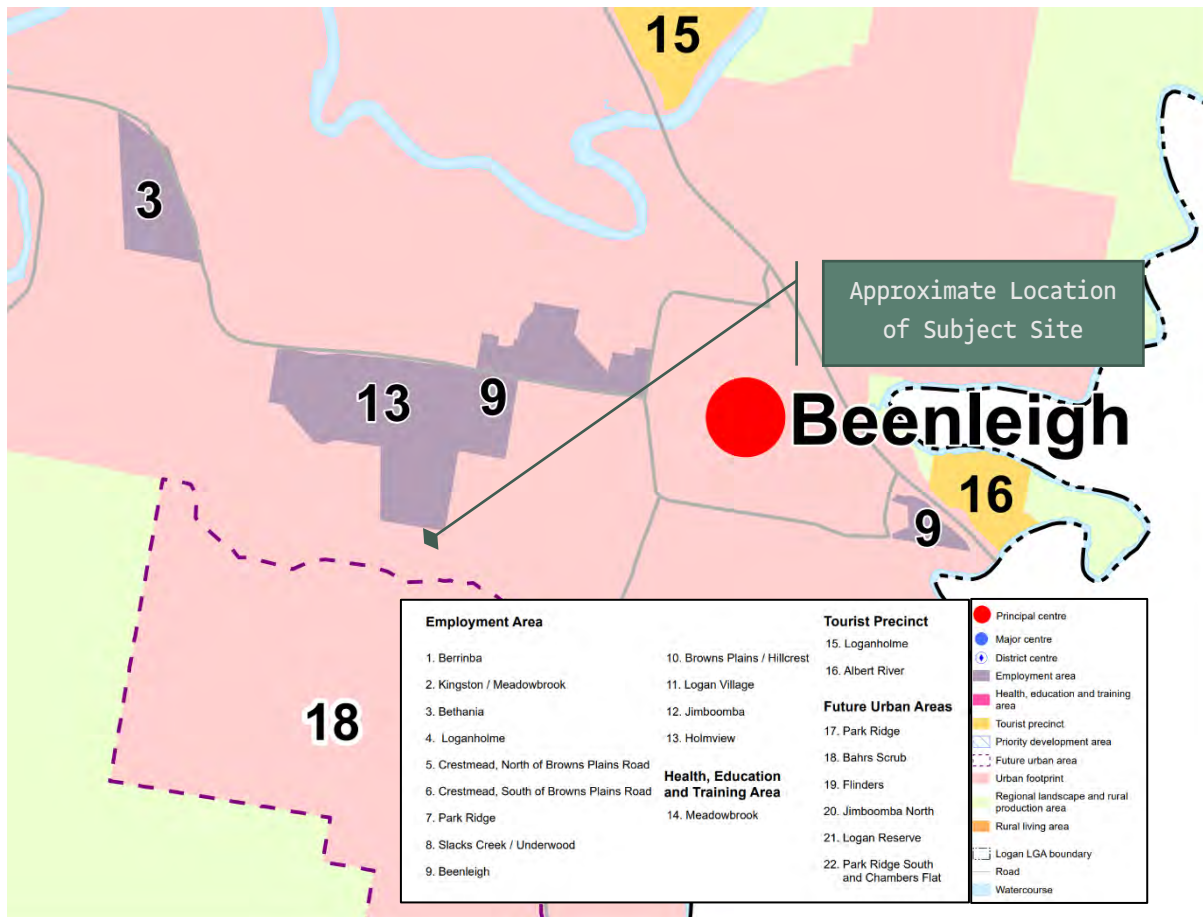
- c. is consolidated by promoting the agglomeration of employment uses;*
- d. provides high quality places for people to work;*
- e. may include appropriate small-scale supporting uses compatible with the zone.*

2. *Employment areas identified on SFM-01.00 Strategic framework map in the Mixed use zone have:*

- a. a range of low impact uses and compatible non-industrial and business uses that do not inhibit the land being used as an employment area where in the Enterprise precinct or Industry precinct;*
- b. a range of business uses such as shops (excluding a supermarket), showrooms, offices and research and technology and service industries where in the Retail/commerce precinct;*
- c. a use for an abattoir where in the Abattoir precinct.*

3. *Employment areas identified on SFM-01.00 Strategic Framework map have Low impact industry uses where in the Low impact industry zone and Low impact industry uses and Medium impact industry uses where in the Medium impact industry zone.*

Land in the Mixed use zone to the north of the subject site is in the Enterprise precinct. The preliminary approval aligns with the intent of Specific Outcome (2)(a) providing a range of compatible non-industrial and low impact uses such as warehousing, showrooms and service industry.



**Figure 6 - Extract of Strategic Framework Map 1.00 - Settlement Pattern**

With respect to balancing the outcomes of the Employment Areas with the residential land to the south, Specific Outcomes 3.11.3 – Amenity provide guidance. Specific Outcome (3) relates to residential amenity and states the following:-

3. *Residential amenity is protected by:*
  - a. *ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in a residential zone category;*
  - b. *ensuring Residential activities are not located in areas where they will be subject to environmental harm or environmental nuisance from existing or planned uses that generate emissions;*
  - c. *designing an Accommodation activity in a zone, other than in a residential zone category, in a way that adequately protects the amenity of residents.*

As demonstrated by the Noise Impact Assessment at **Appendix H**, the proposal is designed and limited so that noise emissions will not cause environmental nuisance to the nearby residential uses. It is noted that none of the uses generate air or odour emissions.

Considering the above, the proposed land uses sought under the variation request aligns with the higher order provisions of the planning scheme and the South East Queensland Regional and therefore aligns with the benchmarks for consideration under Section 61(2)(b) of The Act, and Section 32(b) of The Regulation.

Other matters prescribed under these sections of The Act and The Regulation, such as assessment of the development that is not the variation request, and the effect of the variation on submission rights are discussed below.

## 4.2. Design of Proposed Development

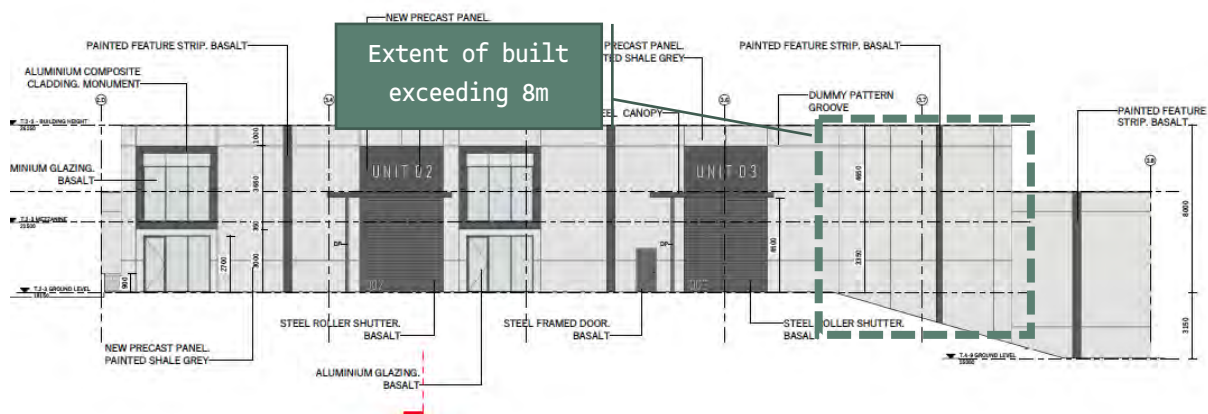
The proposal provides a two (2) storey, contemporary commercial building design across the site, finished with low maintenance durable materials. The design has been driven by the need to present an appropriate form to the residential land to the south of the site. Guidance on the built form has been taken from the Low density residential zone code for criteria relating to building height and site cover, and the Mixed use zone code and Low impact industry zone code for setbacks and transitions to the residential land. These are discussed below.

### 4.2.1. Height

Acceptable Outcome 2 of the Low density residential zone code sets maximum building height of 8.5 metres. Similarly, Acceptable Outcome 4 of the Low impact industry zone code sets a maximum building height of 8.5 metres where within 15 metres of the residential zone category, and Acceptable Outcome 7 of the Mixed use zone code sets a maximum building height of 12 metres where within with 15 metres of the residential zone category.

The proposed building height is maintained at 8 metres across the flat sections of the site. Some sections of building extend to up to 10 metres where adjoining the access ramps on the southern and norther end of the showroom building. As shown in **Figure 7** below, the extent of built form exceeding the 8m height limit is minimal, and is setback more than 15m from the nearest residential land.

Importantly, the proposed building height at residential interfaces is maintained at 8m and is no greater than that allowable on residential land.



**Figure 7** - Western Elevation of Proposed Development (Stage 2)

Source - Plans prepared by Lens Arc

#### 4.2.2. Site Cover

Acceptable Outcome 22 of the Low density residential zone code sets a maximum site cover of 60 percent for land in the Small lot precinct (which the subject site and adjoining land area in). The Mixed use zone code does not set maximum site cover requirements, and the Low impact industrial zone code sets a maximum site cover of 80 percent. As such, the Low density residential zone code site cover is taken to be the most appropriate.

The proposal provides a site cover of 34% (3,032m<sup>2</sup>) well below the maximum prescribed by the Low density residential zone code. Importantly, the proposed built form allows sufficient area for parking and manoeuvring and generous landscape buffers on all boundaries, and small landscape beds throughout the development.

#### 4.2.3. Setbacks and Landscaping

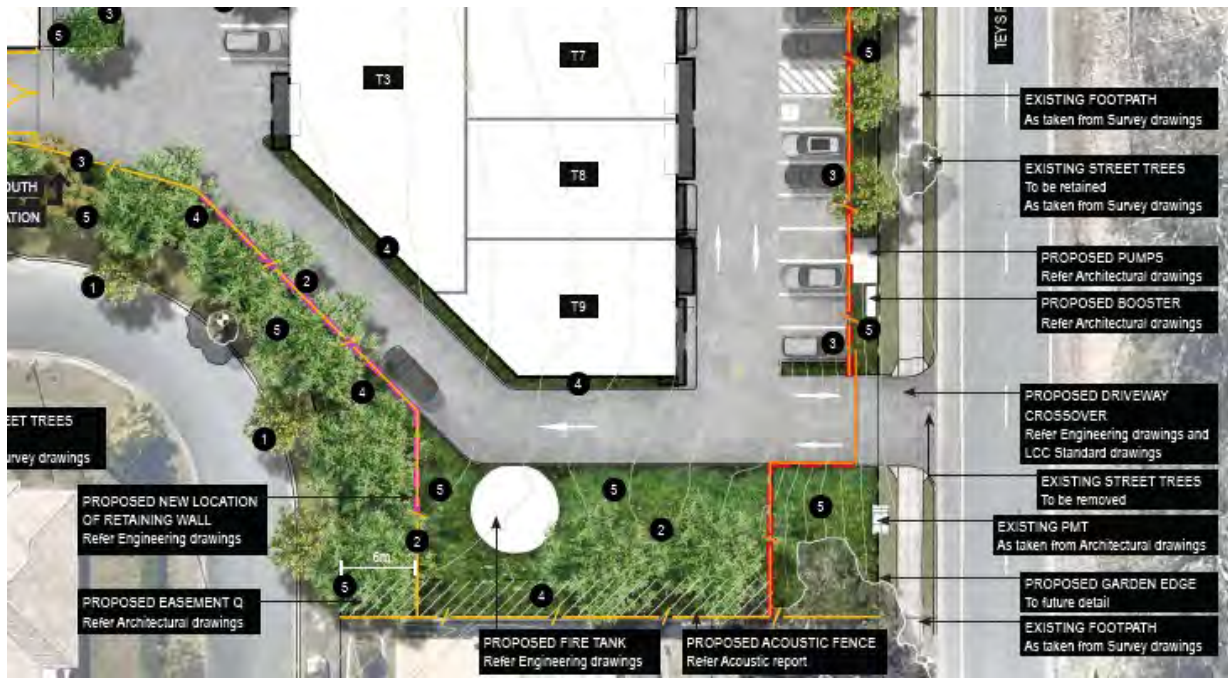
The setback outcomes of the Low density residential zone code are not considered suitable to the development, as they anticipate smaller building footprints, allowing for reduced setbacks. As such, setbacks from the Mixed use zone code have been used for guidance. Acceptable Outcome 8 of the Mixed use zone code prescribes a building setback of 4 metres to the street, and 3 metres to the side and rear boundaries.

The proposal provides setbacks of 13 metres to Stoneleigh Way and 15.6 metres to Teys Road, well in excess of minimum requirements. The minimum side boundary setback provided on the site is 6.8 metres between the Indoor sport and recreation building and the stormwater basin to the west of the building, again exceeding the minimum requirement.

An additional outcome for interfaces to sensitive uses is provided at Acceptable Outcome 17 which states the following:-

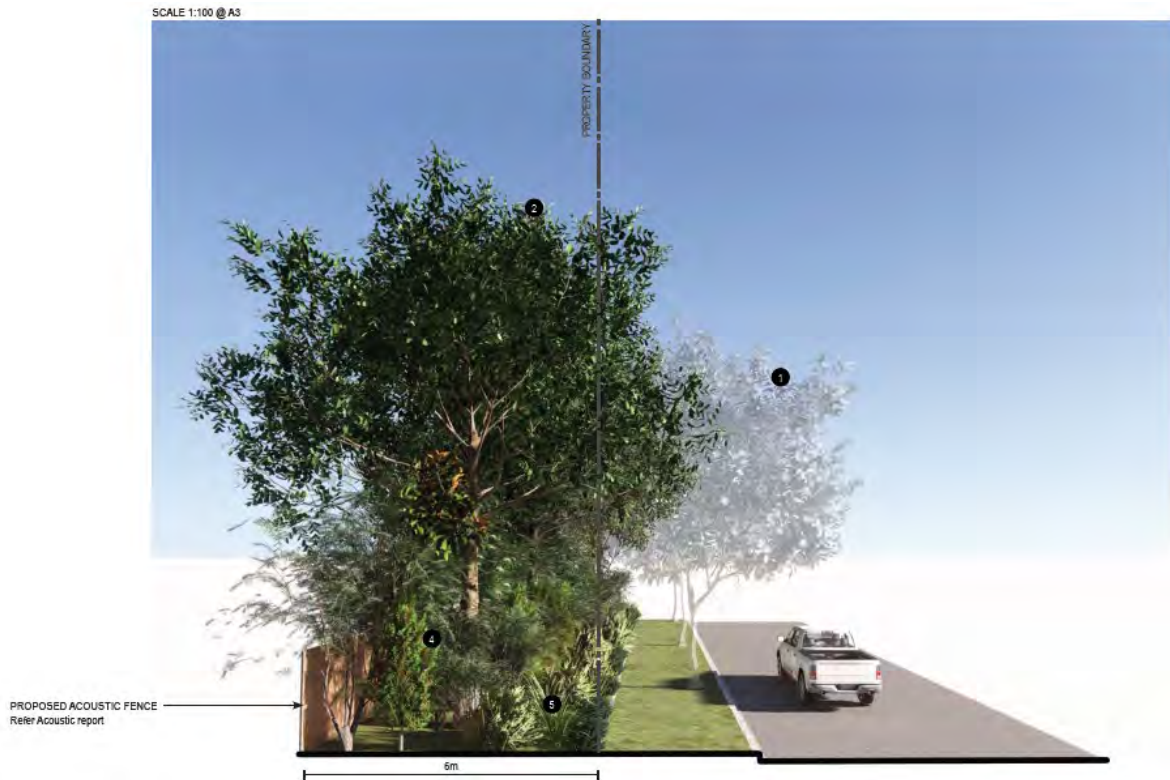
*Development in the Enterprise precinct or Industry precinct provides a minimum of 3 metre wide landscape screening buffer where adjoining premises in the residential zone category in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure.*

As the proposal provides a mix of uses akin to those of the Enterprise precinct (albeit limited in variety, extent and scale), the buffer requirements are relevant to the developments interface with the Low density residential zone. As shown in **Figure 8**, the development provides a 6 metre wide landscape buffer to the common residential boundary in the south of the site. This area will accommodate screen planting comprising species such as Bottlebrush, Grevillea and Lillypilly at the boundary, with shrubs and ground covers behind, and shade/ screen trees to the carparking area of the development. This layered planting strategy will ensure that the visual amenity of the adjoining residence will be protected.



**Figure 8** - Extract of Landscape Concept Plan  
 Source - Andrew Gold Landscape Architect

With respect to Stoneleigh Way, which is a residential street, the planning scheme does not provide guidance on setbacks and landscape buffers. In lieu of such guidance, a 1.9 metre wide landscape buffer has been nominated, which is able to accommodate feature shade and screen trees, with ground covers at the under storey. As shown in **Figure 9** the landscape buffer will accommodate species such as the Smooth Leaved Quandong which will grow to heights of 10 metres, in excess of the proposed building heights. This planting will be interspersed with smaller screen planting and shrubs, and will be supplemented with new street trees along Stoneleigh Way, achieving layered planting which screens the built form.



**Figure 9** - Landscape Section to Stoneleigh Way  
Source - Andrew Gold Landscape Architecture

### 4.3. Bushfire Impacts

As illustrated below in Figure 10, the subject site is situated within the Potential impact buffer area of the Bushfire hazard overlay. The Bushfire hazard overlay code requires the proposed buildings to be separated from hazardous vegetation by a distance which achieves a radiant heat flux level  $\leq 29 \text{ kW/m}^2$  at the buildings.

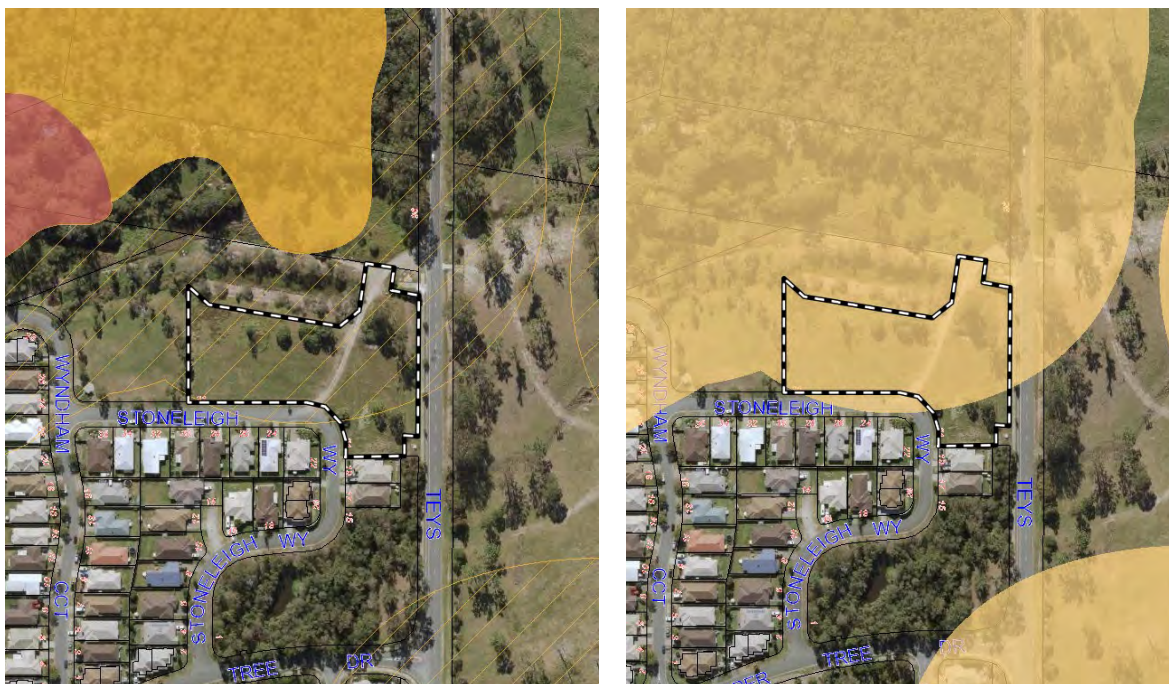
To assess the true extent and degree of bushfire hazard over the site, a Bushfire Hazard Assessment has been prepared by Land and Environment Consultants, which is provided at **Appendix C**. As identified in the assessment report, the hazardous vegetation affecting the development is associated with the tall grass in the stormwater management area/drainage channel to the north of the site and the bushland vegetation to the south of the site. In this instance, the development is required to provide a 6.9m wide asset protection zone along the full extent of the northern boundary, which has been shown on the proposal plans at **Appendix B**. It is noted that driveways, pathways and low hazard landscaping have been provided within the asset protection zone, as permitted by the supporting Bushfire Hazard Assessment.

The development also proposes the following mitigation measures to manage bushfire hazard over the site -

- The proposed landscaping within the site has been designed and managed so that it will not carry a fire or allow spot fires to escalate and compromise buildings and evacuation routes, as required in Part 5 of Bushfire Resilient Building Guidance for Queensland Homes (QRA 2020).

- The site is adequately serviced by urban infrastructure, including water reticulation, which can be used for firefighting purposes.
- The site is connected to the road network (being Teys Road), which provides access for an urban fire truck.

Having regard to the above, it is considered that the bushfire hazard impact on the site has been effectively mitigated and therefore it is requested that Council consider the above circumstances and conclude that the development will not cause an unacceptable risk from bushfire hazard to people or property.



**Figure 10 - Bushfire Mapping**  
Source - Council Interactive Mapping

#### 4.4. Amenity Impacts

As the proposal involves commercial uses in proximity to residential land, there is potential for amenity impacts on the residential land. As such, the land use mix and development scale has been carefully considered to limit potential impacts. The proposed uses do not involve activities which may emit odour or other air emissions. As such, amenity impacts from the development are limited to visual amenity (addressed in Section 4.2 above), noise impacts and light impacts.

With respect to light impacts, detailed lighting design for the development has not been undertaken, but a condition of development requiring low impact and spill lighting will be accepted.

With respect to noise impacts, a Noise Impact Assessment has been undertaken by MWA Environmental and is provided at **Appendix H**. The assessment was undertaken in accordance with the Planning Scheme Policy 3 - Environmental Management, and by extension the acceptable

outcomes of the Low density residential zone code and the Mixed use zone code. The assessment has conservatively considered the maximum potential noise impacts associated with the development and made the following recommendations to ensure noise levels at the nearby residences are maintained below compliant limits:-

- The self storage facility is to have staffed hours of operation of 7am to 6pm Monday to Sunday, and 24 hour access to users;
- Medium rigid vehicle or larger truck access to the self storage precinct is to be limited to 7am to 10pm;
- The Teys Road Precinct is to have hours of operation of 7am to 7pm Monday to Sunday;
- A 2 metre high acoustic barrier is to be provided along the site's western boundary;
- A 2 to 2.5 metre high acoustic barrier is to be provided along the site's southern boundary.

The above recommendations are reflected in the proposed development plans and the preliminary approval document to ensure ongoing implementation. Further, the preliminary approval document provides gross floor area limits on the tenancies to ensure they continue to operate at a small scale with minimal impacts and do not cause nuisance on the nearby residences.

#### 4.5. Other Relevant Matters and Reasons for Approval

Both the Variation Request and Material Change of Use component of this development application are subject to Impact Assessment. Section 45(5)(b) of the *Planning Act 2016* establishes that impact assessment may be carried out against, any "other relevant matter" in addition to the standard considerations of the local categorising instrument and matters prescribed by regulation. Examples of other relevant matters include:-

- A planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material error

Several other relevant matters are discussed within this report. For clarity, these are summarised below:

- As detailed above in Section 4.1, the site is unable to accommodate the suite of uses anticipated by the Low density residential zone code, and therefore the assessment benchmarks of the code are not relevant;
- As demonstrated by the Economic Market Assessment at Appendix D there is a current, and growing undersupply of uses such as self-storage, warehouse, showroom and indoor sport and recreation in the locality. This undersupply is particularly pertinent given the growing population, proximity to the Beenleigh Principal Centre and the high unemployment rates of the Beenleigh SA2;
- As demonstrated by specialist reporting, the development scale and intensity of the development form and activities do not give rise to amenity impacts on the nearby residential land.

Given the changed circumstances of the subject site, the need for further commercial development in the locality, and the absence of impacts as a result of the development, the

proposal provides the most appropriate use of the site moving forward and has therefore demonstrated merit for the proposed variation request and associated material change of use.

## 5. CONCLUSIONS AND RECOMMENDATION

This town planning report has been prepared by *Property Projects Australia Pty Ltd* on behalf of Development Holdings Pty Ltd ("the applicant") in support of a development application lodged over land located at 21 - 31 Stoneleigh Way, Holmview QLD 4207 being more formally described as Lot 901 on SP202036.

Specifically, this development application seeks a development approval for the following aspects:-

- Preliminary Approval for a Variation Request to Vary the Effect of the Logan Planning Scheme 2015 - Version 9;
- Stage 1 - Development Permit for a Material Change of Use for Warehouse (self-storage); and
- Stage 2 - Development Permit for a Material Change of Use for Food and Drink Outlet, Indoor Sport and Recreation, Service Industry and Showroom.

As the development application is subject to impact assessment, a broad discretion is applied to the assessment of this development application. In applying this discretion, it is submitted that the development application is, on balance, in the public interest and a logical land use planning outcome which, having regard to fundamental planning principles, will advance the purpose of the *Planning Act 2016*.

The proposed development is recommended for approval, subject to reasonable and relevant conditions.