



Enquiry Phone: Customer Service (07) 3412 5269
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Logan Central QLD 4114
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8th April 2021

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Jiroma Pty Ltd
C/- Mayhill Planning and Architecture Pty Ltd
2/72 Merivale St
SOUTH BRISBANE QLD 4101

Attn: Michael Lowe

Dear Sir,

DECISION NOTICE - PLANNING ACT 2016

APPLICATION NUMBER	MCUI/13/2020
PROPERTY ADDRESS	11 DAISY HILL ROAD, DAISY HILL QLD 4127
PROPERTY DESCRIPTION	LOT 36 RP 113835
APPLICATION DESCRIPTION	CHILDCARE CENTRE

1. DECISION

The abovementioned development application was assessed and **approved** subject to conditions. The decision was made by Logan City Council as the Assessment Manager on 8th April 2021.

2. APPROVAL TYPE

- Development Permit – (Material change of use for Childcare Centre)

3. CONDITIONS OF APPROVAL - ASSESSMENT MANAGER

The Assessment Manager conditions are attached to this Decision Notice.

4. REFERRAL AGENCIES

There were no Referral Agencies applicable to this development application.

5. PROPERLY MADE SUBMISSIONS

The following are submitters who made properly made submissions about the development application during the public notification period:

Carrie Rose

16 Allamanda Dr, DAISY HILL QLD 4127
carrie_rose@icloud.com

6. OTHER DEVELOPMENT PERMITS OR CERTIFICATES NECESSARY TO ALLOW THE DEVELOPMENT TO BE CARRIED OUT

Operational Works - Stormwater Quantity, Access and Parking, Earthworks, Landscaping, Sewer and Water.

Building Works

Plumbing and Drainage Works

7. STATEMENT OF REASONS

Description of the development	Material Change of Use - Childcare Centre.	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <p>Strategic Framework</p> <p><i>Overlay codes:</i></p> <p>8.2.1 Acid sulfate soils overlay code;</p> <p>8.2.2 Biodiversity areas overlay code;</p> <p>8.2.5 Flood hazard overlay code;</p> <p>8.2.9 Regional infrastructure corridors and substations overlay code; and</p> <p>8.2.12 Waterway corridors and wetlands overlay code.</p> <p><i>Zone codes:</i></p> <p>6.2.5 Low density residential zone code.</p> <p><i>Development codes:</i></p> <p>9.4.2 Filling and excavation code;</p> <p>9.4.3 Infrastructure code;</p> <p>9.4.4 Landscape code; and</p> <p>9.4.7 Servicing, access and parking code.</p>	
Relevant matters	Not applicable.	
Matters raised in submissions	Issue	How matter was dealt with
	Insufficient need for additional spaces in the catchment.	<p>To demonstrate that the proposed Childcare centre caters for existing and future local residents, the applicant has provided a Needs Assessment, prepared by urban economics. The report provides a locality and demographic assessment of the primary trade area, which identifies that there is a need for improved access to early childhood facilities as the catchment area continues to grow.</p> <p>The report identifies that by 2026, the occupancy rate across all Childcare centres within the catchment will be approximately 77% (incl of the proposal), which is considered to be a balanced and competitive market that provides a wide</p>

		<p>variety of childcare options.</p> <p>It is therefore considered that there is a sufficient need for the proposed Childcare centre on the subject site, underpinned by the increasing growth within the catchment area and the need for a diverse range of childcare and early learning places to cater for the needs of local residents, incoming workers and school communities.</p> <p>A condition has been imposed stating that no more than 90 long day care centre places can be provided, and 11 staff are permitted to attend on site at any one time to ensure that an oversupply is avoided.</p>
<p>Reasons for decision</p>	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.</p>	
	<p>Assessment benchmark</p>	<p>Reasons for the approval despite non-compliance with benchmark</p>
	<p><i>Low density residential zone code:</i> <i>AO1/PO1</i></p>	<p>AO1 of the Low density residential zone code requires development to be in accordance with the uses identified for the Suburban precinct located in the purpose of the code. A Childcare centre is listed in the purpose of the code as an intended non-residential use in the Suburban lot, provided that it caters for the local residents. The applicant has provided a Needs Assessment, prepared by urban economics to demonstrate this. The report provides a locality and demographic assessment of the primary trade area, which identifies that there is a need for improved access to early childhood facilities as the catchment area continues to grow.</p> <p>The report identifies that by 2026, the occupancy rate across all Childcare centres within the catchment will be approximately 77% (incl of the proposal), which is considered to be a balanced and competitive market that provides a wide variety of childcare options.</p> <p>It is therefore considered that there is a sufficient need for the proposed Childcare centre on the subject site, underpinned by the increasing growth within the catchment area and the need for a diverse range of childcare and early learning places to cater for the needs of local residents, incoming workers and school communities.</p> <p>A condition has been imposed stating that no more than 90 long day care centre places can be provided, and 11 staff are permitted to attend on site at any one time to ensure that an oversupply</p>

		is avoided and compliance with AO1 is achieved.
	Low density residential zone code: PO8, PO9 and PO22	<p>PO8, PO9 and PO22 of the Low density residential zone code require development to contribute to the character of the Suburban precinct through articulated buildings and orientation to the primary street frontage and to provide a consistent and cohesive streetscape which creates visual interest, a sense of place, a safe pedestrian environment and a built form which is characterised by Dwelling houses.</p> <p>The development is proposing a modern building design and layout that is orientated to Daisy Hill Road. The development design is limited to two storeys, which is consistent with the surrounding residential character, with the outdoor play areas located at the rear of the property and screened from view of Daisy Hill Road. The proposal also includes a range of architectural features, façade treatments and landscaping features to improve the quality of the streetscape and reduce the bulk and scale of the development. The development contributes to a safe pedestrian environment by providing a separate pedestrian entrance from Daisy Hill Road to the development. It is considered that all of the design features above will contribute to the Low density residential – Suburban character identified and positively enhance the amenity and quality of the streetscape.</p> <p>It is therefore considered that the proposal has demonstrated compliance with PO8, PO9 and PO22.</p>
Matters prescribed by a regulation	Not applicable.	

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Logan City Council Planning and Development Online website at: <https://devet.loganhub.com.au> When accessing Council's website please use the following Application Number: MCUI/13/2020

8. CURRENCY PERIOD

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of 6 years.

9. RIGHTS OF APPEAL

This Decision Notice may be appealed in accordance with the following sections of the *Planning Act 2016*:

- Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- Schedule 1 (Appeals).

Appeals to the Planning and Environment Court

Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>

For further information about this application please contact the Assessment Manager Jonty Ryan on (07) 3412 5269 or via email to development@logan.qld.gov.au

Yours faithfully,

Michelle McRoberts
Major Projects Co-ordinator
Strategy and Sustainability