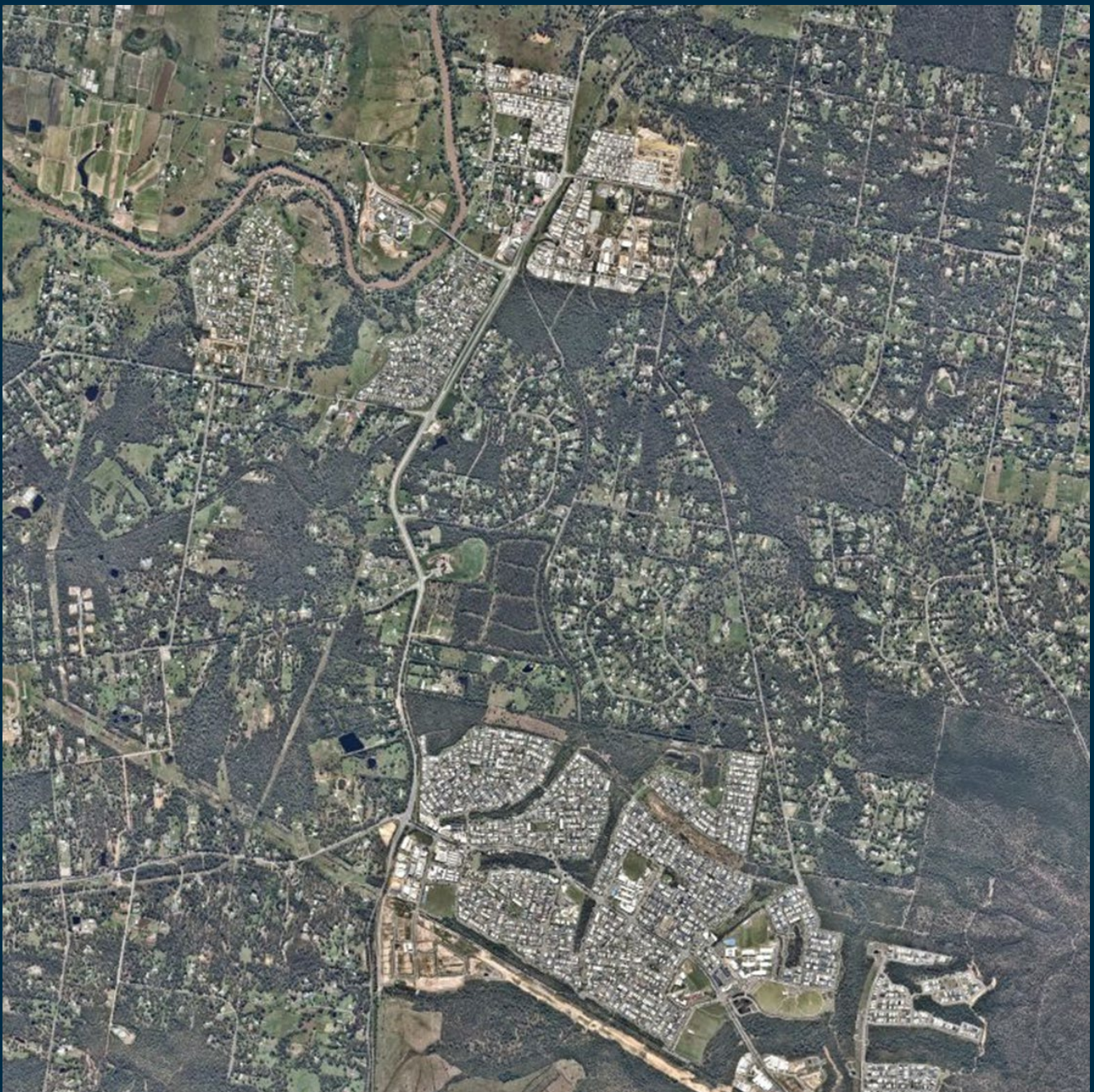


Logan Village & Yarrabilba



Centre zoned land analysis



Executive Summary

The growing demand and need for additional food and drink retail within the trade area has been established. This is accepted by both by the applicant's and Council's third-party need experts. The key concern of Council is potential alternative sites and the need for the proposal at the subject site.

A site-by-site analysis of centre zoned land within Logan Village and Yarrabilba has been undertaken in order to determine whether or not there is adequate centre zoned land within the trade area to accommodate this need. This analysis demonstrates that there is not sufficient centre zoned land in Logan Village or Yarrabilba to cater for this need.

The key findings of this analysis are summarised as follows:

- As of 2024, there was an undersupply of 5,537m² of Food Catering retail floorspace in the MTA, and a shortfall of 1,556m² in the Logan Village PTA alone.
- The proposed development, once delivered, will provide 552m² of Food Catering floorspace and will go some way to meeting this need.
- The immediate and short-term needs for Food Catering retail space are pressing and cannot be met by the current state of the Yarrabilba Major Centre, Logan Village centre or the existing district and neighbourhood centres in Yarrabilba within the trade area. This is demonstrated in detail in the analysis provided.

- From 2024 to 2026, the Yarrabilba Major Centre will remain undeveloped as it cannot be constructed within this timeframe. This means the immediate needs of this catchment will continue to go unmet during this period.
- In the medium term (2026-2036), the Yarrabilba Major Centre is expected to develop. This centre will have a projected retail lettable area of up to 42,000m². Even with an optimistic allocation of 15% to Food Catering retail (up to 6,300m²), there will still be an unmet need in this trade area. The submitted economic need impact assessment report projects an undersupply of 12,413m² of Food Catering retail by 2036. This leaves an unmet need of 6,113m², even after accounting for the additional supply associated with this Major Centre.
- Beyond 2036, demand for Food Catering retail space will continue to grow, driven by ongoing residential development. The economic need assessment report indicates an average annual growth of 716m² in floorspace demand between 2024 and 2036.
- In conclusion, the pressing and growing demand for food and drink retail space in Yarrabilba and Logan Village requires urgent attention.

The proposed development will address this unmet need in a location that is convenient for passing motorists and local residents. The proposal can also be operated in a way that avoids adverse planning impacts. Based on the above, it is appropriate to approve the proposed food and drink outlets at 1332-1340 Waterford Tamborine Road, Logan Village.

Unmet need

Food and drink retail floorspace

Timeframe	Implied Undersupply of Food and Drink Floorspace	Logan Village Centre Suitable Centre Zoned Land Supply	Yarrabilba District and Neighbourhood Centres Suitable Centre Zoned Land Supply	Yarrabilba Major Centre Potential F&D Floorspace Yield	Unmet Need
Immediate (2024-2025)	-5,537m ²	-	-	-	-5,537m²
Short Term (2025-2026)	-5,537m ²	1,000m ² (refer page 7)	-	-	-4,153m² <i>assumes all approved DAs are established by 2026</i>
Medium Term (2026-2036)	-12,413m ²	1,000m ² (refer page 7)	550m ²	6,300m ²	-4,563m²

The analysis demonstrates there is an immediate and growing unmet need for Food and Drink floorspace within the trade area. There is insufficient suitable centre zoned land within the trade area to meet this need. The proposed development will help to meet this need in a convenient location for local residents and passing motorists and will therefore increase convenience for the surrounding catchment.

Logan Village

A site-by-site analysis of centre zoned land as been undertaken in order to determine the suitability or unsuitability of land for drive-through fast food within the Logan Village centre. The results of this analysis are provided in Pages 5 – 8.

The results of this analysis are summarised below:

- All of the suitable sites are either developed or under development for other uses.
- Much of the land within the centre is Council owned and relates to the village green and associated parkland identified in the Local Plan.
- Only a small pocket of properties fronting River Street are undeveloped and located within the centre zone. However, the location of these properties is not practical nor desirable for drive-through fast food given their location away from adequate passing vehicle traffic. This is confirmed on page 7 and accepted by Council's third-party peer reviewer as a relevant consideration.
- Even if the River Street properties were to be developed for fast food, there would still be a shortfall of 4,563m².

Based on the above, the unmet need for food and drink floorspace cannot be met within the Logan Village Centre.



Logan Village

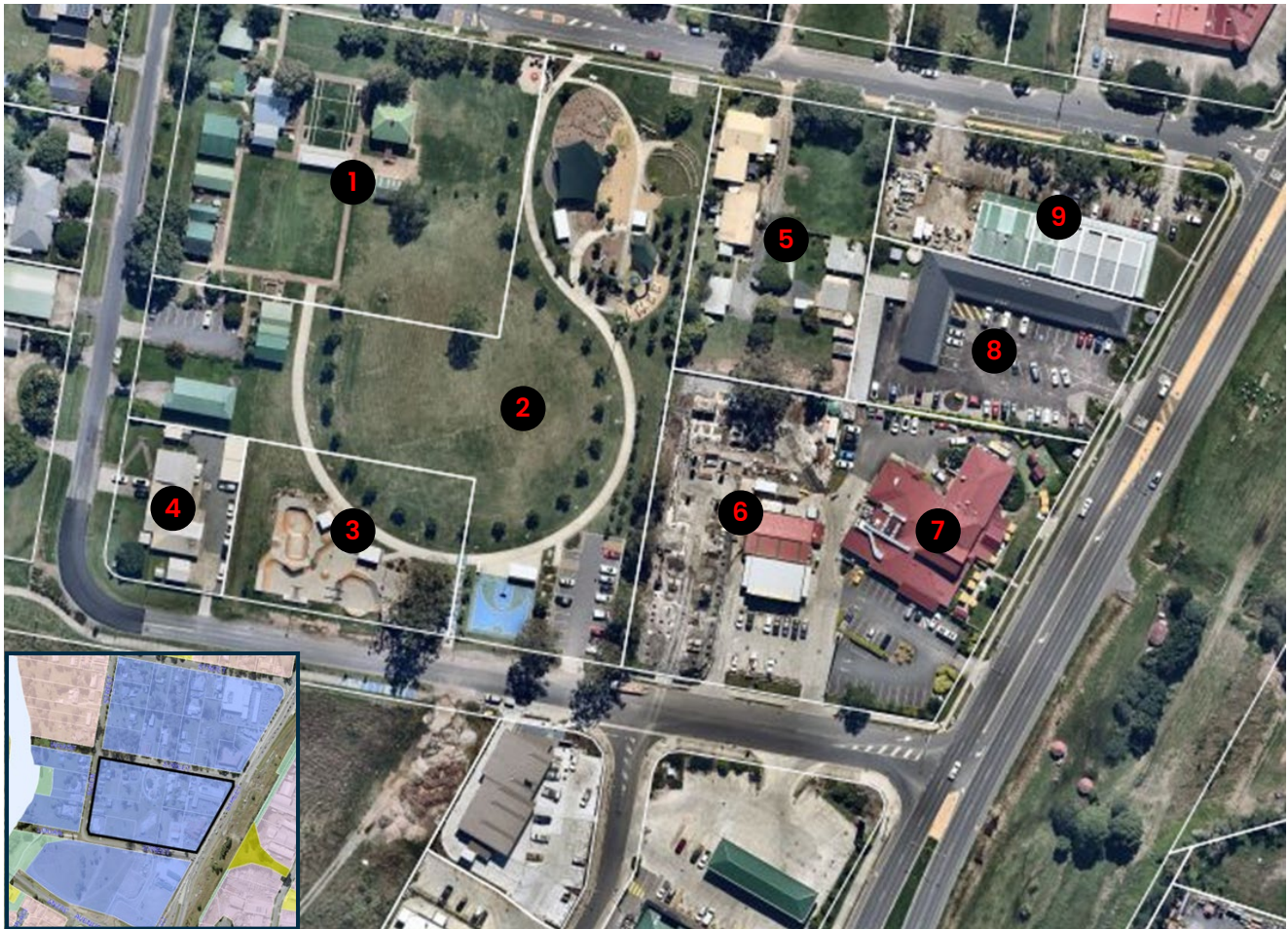
Site Analysis #1



#	Address	Potential
1	12-30 Logan Street	Nil – current application under assessment for townhouses. The balance of site is flood affected and intended to be open space/reserve.
2	10-22 Perseverance Way	Nil – fully developed site for food and drink. Kebab drive through which has been considered in the need assessment.
3	24-36 Perseverance Way	Nil – fully developed, three tenancies with Zarraffa's drive through which has been considered in the needs assessment.
4	2-6 Logan Street	Nil – fully developed 7/11 and KFC drive through which has been considered in the need assessment.
5	151-169 Albert Street	Nil – fully developed McDonald's drive through which has been considered in the need assessment.
6	1-9 Anzac Avenue	Nil – childcare centre under construction

Logan Village

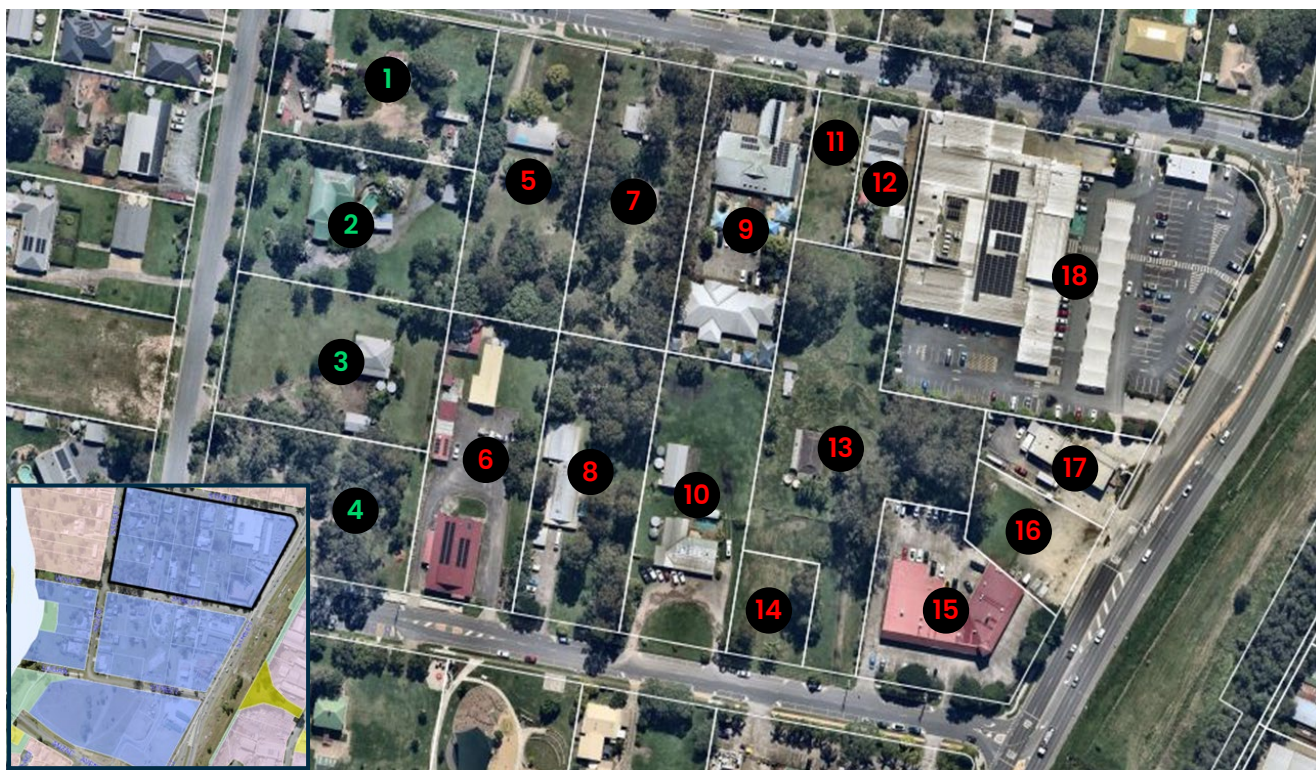
Site Analysis #2



#	Address	Potential
1	24-32 Wharf Street	Nil – identified as Village Green within the Local Plan. Food and Drink not supported in the precinct.
2	18-22 Wharf Street	
3	17-23 Logan Street	
4	1-5 River Street	
5	14-16 Wharf Street	Nil – current approval for multiple dwellings. Additionally, the local plan requires a new shared zone on the western boundary and new access land on the eastern boundary. A drive through would not be possible on the site
6	5-9 Logan Street	Nil – existing drive through bottle shop
7	135-146 Albert Street	Nil – existing Logan Village Hotel
8	131-133 Albert Street	Nil – fully developed as medical and shops (personal services)
9	2-12 Wharf Street	Nil – fully developed with commercial tenancies

Logan Village

Site Analysis #3



#	Address	Potential
1	34-42 North Street	Nil – identified as Village Green within the Local Plan. Food and Drink not supported in the precinct. Currently a dwelling house with no development applications. However, given the site is located away from Waterford Tamborine Road it is considered commercially unsuitable for a drive through facility.
2	33-35 River Street	Currently a dwelling house with no development applications. The site is located away from Waterford Tamborine Road and requires a laneway on the southern boundary as per the local plan, making it unsuitable and undesirable for a drive through facility.
3	27-31 River Street	As per the above, with the laneway on the northern boundary.
4	25-31 Wharf Street	Vacant site – as it is located away from Waterford Tamborine Road it is considered commercially unsuitable for a drive through facility. The local plan also requires an active frontage street on the southern boundary. A drive-through facility would not be commensurate with these desired place making outcomes. It should be noted that in the unlikely event that these four sites were developed with a typical 250m ² Food and Drink Outlet, there would still be an unmet demand for 4,563m ² .
5	30-32 North Street	Under the current planning scheme, the local plan stipulates the provision of a number of laneways and a main street that effectively restricts the development of a food and drink outlet (with drive-through) from a built form and commercial outcome. Furthermore, the Draft Logan Scheme 2025 zones the sites within the Centre Core Precinct of the Local Plan, which restricts the development of drive-through facilities
6	21-23 Wharf Street	
7	6-28 North Street	
8	17-19 Wharf Street	
9	22-24 North Street	
10	13-15 Wharf Street	As per sites 5-10 above
11	20 North Street	
12	18 North Street	
13	7 Wharf Street	
14	9-11 Wharf Street	Nil – fully developed with shops and medical uses
15	1-5 Wharf Street	
16	115-117 Albert Street	Nil - approved for Food & Drink, shop and office. This is considered in the submitted need assessment.
17	111-113 Albert Street	Nil – existing BP service station
18	2-16 North Street	Nil – fully developed site with a Woolworths and shopping complex

Logan Village

Site Analysis #4



#	Address	Potential
1	36-50 Wharf Street	These lots are all heavily flood affected and unsuitable for development of a drive through facility. It is noted that under the draft Logan Planning Scheme 2025, built form outcomes stipulate that a food and drink outlet provides dining areas that overlook the river; and any development facilitates strong visual engagement with the river. A drive through facility would not support this outcome and visions for the precinct.
2	14A River Street	
3	2-8 River Street	
4	12-14 River Street	
5	10 River Street	

Yarrabilba

Centre precincts 1–3

A site-by-site analysis of centre zoned land has been undertaken in order to determine the suitability or unsuitability of land for drive-through fast food within the existing District and Neighbourhood centres identified within Yarrabilba. The Yarrabilba Major Centre is discussed separately in this report.

The results of this analysis are summarised below:

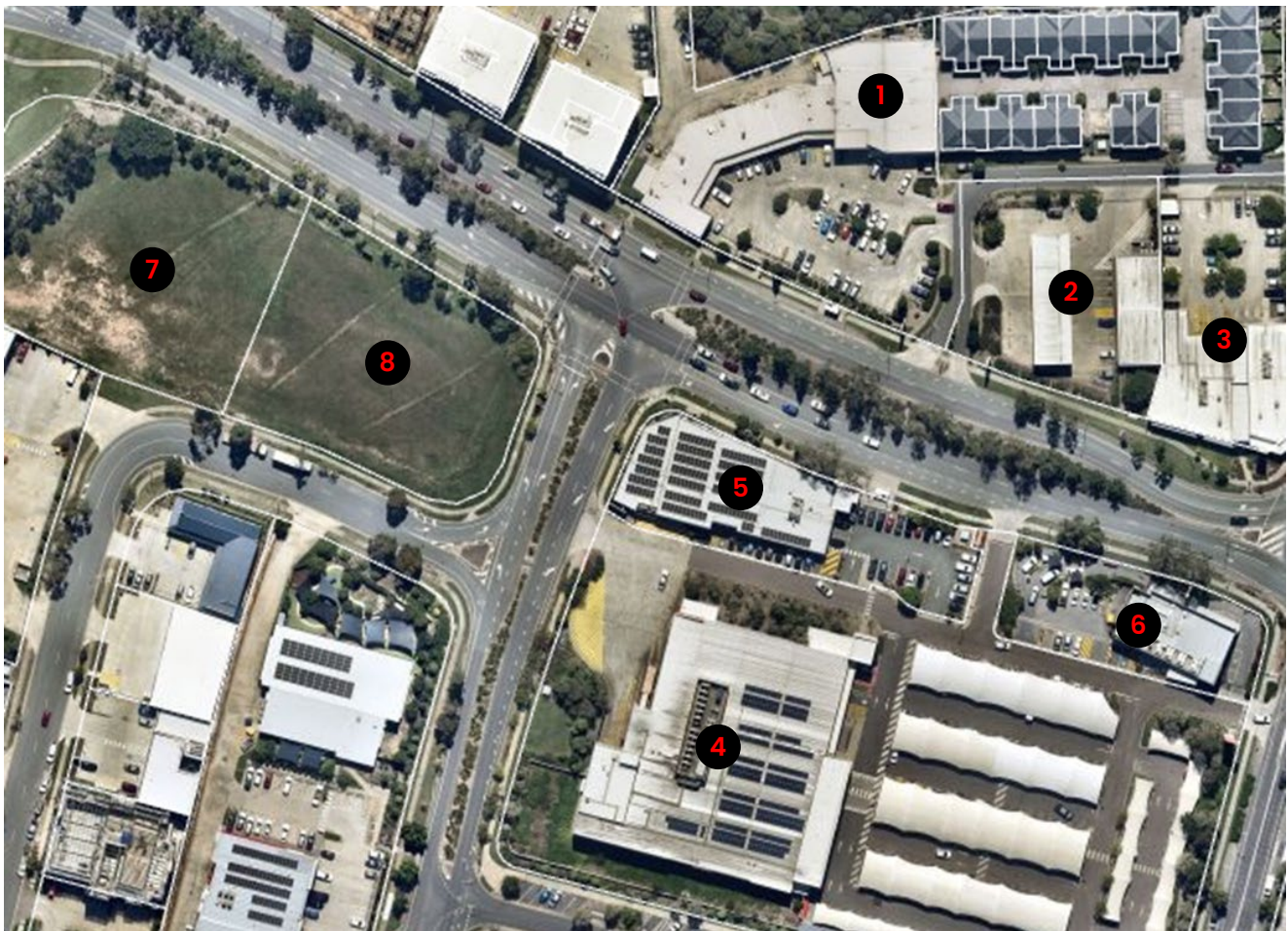
- All of the suitable sites are either developed, or under development, for other uses.
- The existing and approved fast food within the Yarrabilba centres have been taken into account as part of the economic need and impact assessment provided as part of this development application.

Based on the above, the unmet need for food and drink floorspace cannot be met within the Yarrabilba District and Neighbourhood centres.



Site analysis

Precinct 1



#	Address	Potential
1	16-22 Yarrabilba Drive	Nil – fully developed with a shop, service industry.
2	28-32 Yarrabilba Drive	Nil – fully developed site with an AMPOL and associated Foodary
3	34-36 Yarrabilba Drive	Nil – fully developed commercial centre with medical uses
4	2-24 Waldron Street	Nil – fully developed with a Coles
5	21-31 Yarrabilba Drive	Nil – fully developed with commercial uses and shop
6	35-43 Yarrabilba Drive	Nil – existing McDonalds drive-through
7	9-11 Adler Circuit	Nil – Existing approval for business, car park, community facility, education establishment, fast food premises, food premises, health care services, indoor entertainment, market, multiple residential, showroom, and utility installation.
8	1-7 Adler Circuit	Nil – Existing approval (DEV2023/1442) for multiple residential retail/health services/commercial and food premises (470sqm).

Site analysis

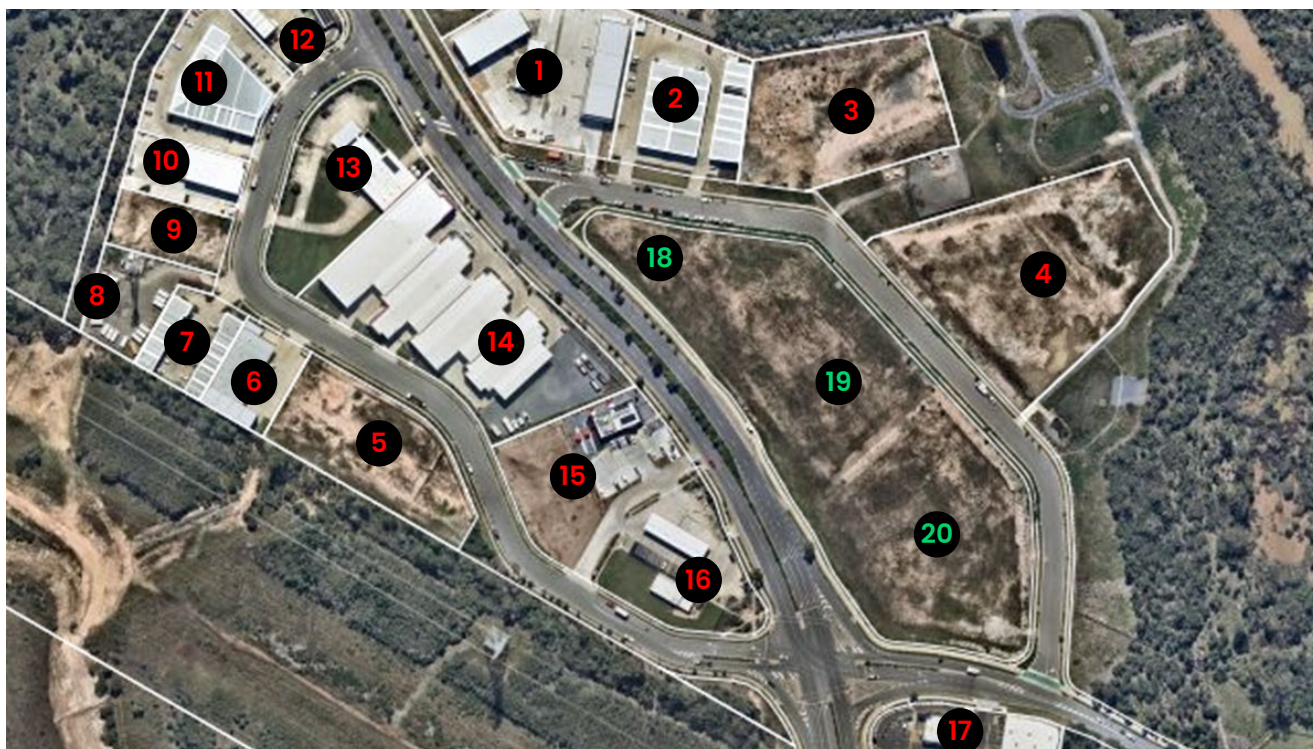
Precinct 2



#	Address	Potential
1	280 Yarrabilba Drive	Nil – fully developed with shops, food and drink and commercial uses
2	65 Basalt Drive	Nil – fully developed site with community centre and place of worship

Site analysis

Precinct 3



#	Address	Potential
1	2-6 Dixon Circuit	Nil – fully developed with Office, Showroom and Warehouse
2	8 Dixon Circuit	Nil – fully developed with self-storage
3	16-18 Dixon Circuit	Nil – the POD relating to this site approved under DEV2020/1145 prohibits development of a Fast Food Premises on this lot
4	24-32 Dixon Circuit	Nil – approval for Low Impact Industry. Additionally, the POD relating to this site approved under DEV2020/1145 prohibits development of a Fast Food Premises on this lot
5	18-32 Mill Street	Nil – site too small and located on an access road located away from Yarrabilba Drive
6	34-36 Mill Street	Nil – Fully developed with Low Impact Industry
7	38-40 Mill Street	Nil – Fully developed with Low Impact Industry
8	42-44 Mill Street	Telecommunications Lease Area
9	46-48 Mill Street	Nil – site too small and located on an access road located away from Yarrabilba Drive
10	50-52 Mill Street	Nil – fully developed with commercial building
11	54-60 Mill Street	Nil – fully developed with Salvos
12	62-64 Mill Street	Nil – fully developed with auto centre and carwash
13	37-49 Mill Street	Nil – fully developed with Ambulance Station
14	21-35 Mill Street	Nil – fully developed with Kennards Storage
15	11 Mill Street	Nil – approval for two drive throughs, construction on stage 1 has started. These have been considered in the needs assessment.
16	1-19 Mill Street	Nil – fully developed with AMPOL and Foodary
17	410-420 Yarrabilba Drive	Nil – fully developed with Indoor sport and recreation, fast food and shop. These have been considered in the needs assessment.
18	1-15 Dixon Circuit	It is acknowledged that the site could accommodate 400m ² – 550m ² of food and drink floorspace. However, given there are no applications, it is assumed that any food and drink floorspace would not be constructed until after 2026, as referenced in the table on Page 4. Therefore, this does not change the conclusions of this report, as there would still be an unmet need of 5,563m ² .
19	17-21 Dixon Circuit	
20	21-31 Dixon Circuit	

Yarrabilba

Major Centre

The Major Centre is not capable of meeting the present need in the short-term for the following reasons:

- The Yarrabilba Major Centre is currently undeveloped, with the timing of its development uncertain, as no roads, lots, or development applications are in place. It is noted that the indicative time horizon for the Yarrabilba Town Centre is between 2026–2036.
- Table 4.1 of the ENIA report indicates an undersupply of 5,537m² of Food Catering floorspace in the MTA in 2024, indicating an immediate need for additional floorspace. The immediate need cannot be addressed by the Yarrabilba Major Centre due to its timing of development.

The Major Centre is not capable of meeting all needs for Food Catering retail over the medium-long term for the following reasons:

- The approved gross retail lettable area for the Town Centre is 60,000m² (excl. showrooms). However, modelling suggests that the retail uses will be approximately 30% less than the modelled retail yield. Applying this reduction to the maximum retail yield indicates up to 42,000m² of retail uses may realistically be provided in the Town Centre (excl. showrooms).
- A review of retail centres throughout Queensland indicates regional shopping centres include approximately 5%–10% of floorspace as food and drink outlets. Under the optimistic assumption that the Yarrabilba Major Centre provides around 15% of total retail floorspace as food and drink retail, this indicates up to 6,300m² of food and drink retail floorspace.

- Table 4.1 of the ENIA report projects an undersupply of 12,413m² of Food Catering floorspace in the MTA by 2036. Accounting for an additional supply of 6,300m² in the Major Centre, the shortfall is reduced to 6,113m². Therefore, there remains a strong need for additional Food Catering retail in the medium term, even with the delivery of the Yarrabilba Major Centre.
- Significant growth in Food Catering retail demand is expected to continue within the catchment beyond 2036, driven by Yarrabilba's ongoing residential development and population growth.
- Table 2.3 of the ENIA report demonstrates substantial growth in demand for Food Catering retail in the MTA, with floorspace demand increasing by 8,586m² between 2024 and 2036, reflecting an average annual growth of 716m².
- *Source: Endorsed Precinct 7 – Yarrabilba Town Centre and Surrounds Context Planning Area Strategy, page 25, 31, 45. Regional Shopping Centres are those with 30,000sqm to 50,000sqm GLA.*

In conclusion, the pressing and growing demand for Food and Drink retail space in the trade area requires urgent attention. The Yarrabilba Major Centre is not available to meet current demand and is expected to provide insufficient supply to meet medium term needs once developed.



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