

Our Ref: 23-378
Council Ref: MCUI/23/2026

29 April 2026

Chief Executive Officer
Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

Dear Megan,

**NOTICE OF CHANGE TO APPLICATION – MCUI/23/2026
152-182 OLD LOGAN VILLAGE ROAD, WATERFORD DESCRIBED AS LOT 33 ON SP300069**

We hereby notify Council (the Assessment Manager) of a change to the application pursuant to section 52(1) of the Planning Act 2016.

In accordance with section 26.1 of the DA Rules under the Planning Act, this change is in response to a Further Advice email issued by Council on 23 April 2026 and therefore the development assessment process and timeframes are not reset by the proposed change.

Overview

The application at hand has been lodged for a Preliminary Approval (Variation Request) for Material Change of Use for a Dwelling House.

Council has requested we apply an underlying zoning through the Variation Request which would support the development of Dwelling Houses. Council has stated that the Low Density Residential Zone – Suburban Precinct would be an appropriate alternative zoning and we agree that this would be best fit for the intended development outcome for the site.

We have undertaken a review of all forms of Material Change of Use development which are achievable within the Low Density Residential Zone – Suburban Precinct. Noting that the site is located next to a school, the proposal seeks to specifically use the land for residential purposes and the associated residential lots (assessed through a separate application) is to be a community titled subdivision, it is not considered appropriate in this instance to provide framework for the full range of land uses as permitted by the Low Density Residential Zone – Suburban Precinct.

A Home Based Business in the only other land use envisaged as appropriate moving forward, and the only use which may reasonably be sought by future purchasers.

On that basis, we formally amend the application to be for a Material Change of Use for Dwelling Houses and Home Based Business. In conditioning an approval, we request that Council condition that future Dwelling Houses and Home Based Business are to apply the framework for assessment as per the Low Density Residential Zone – Suburban Precinct.

The lodgement material also mentions that a future development application for Reconfiguring a Lot is to be lodged separately. It is anticipated that this application will be lodged in the near future. To ensure consistency and provide Council a more appropriate framework for assessment, we also

include a Preliminary Approval for Reconfiguring a Lot in the application. Council would condition that Reconfiguring a Lot assessment is to be in accordance with the Low Density Residential Zone – Suburban Precinct.

Conclusion

The nature of the changes does not change the ongoing assessment or nature of public notification.

The current public notification identifies the development is for Material Change of Use for Dwelling Houses. This outcome will not change.

Home Based Businesses are only possible where a Dwelling House is otherwise constructed on site. A residential subdivision is also an anticipated outcome where the ultimately land use outcome is for Dwelling Houses.

We therefore do not consider that changes would have any impact on the likelihood of submissions by the public.

We lodge a revised DA Form 1 to support the proposed change.

We also provide an updated site plan to show the proposed delineation of zoning under the Preliminary Approval.

We trust that the supplied information is sufficient for Council to address this matter.

In the event that you do require clarification, or any further information please do not hesitate to contact the undersigned on (07) 3846 0807.

**Yours faithfully,
Plan A Town Planning Pty Ltd**



**Matt Geyle
Director**