



OLEARIA
TOWN PLANNING

Town Planning Assessment Report

Development application for a development permit for making a material change of use for a new dual occupancy on land at 17 Elm Avenue, Woodridge QLD 4114

AHCN ASSETS PTY LTD

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Contents

Disclaimer	1
Executive Summary	3
1 Development Summary.....	4
1.1 Site Details.....	4
1.2 Development Application	4
2 Site Characteristics.....	5
2.1 Site Details.....	5
2.2 Site History.....	5
2.3 Site Dimensions	5
2.4 Access.....	6
2.5 Vegetation	6
2.6 Topography.....	6
2.7 Flooding.....	6
2.8 Infrastructure	6
1.1 Easements	6
1.2 Surrounding Development In The Locality	7
3 Proposed Development.....	8
3.1 Dual Occupancy and Dwelling house code.....	9
3.2 Low density residential zone code.....	9
4 State Planning Framework	12
4.1 <i>Planning Act 2016 & Planning Regulation 2017</i>	12
4.2 Public Notification	12
4.3 Referral Agencies.....	12
4.4 Regional Plan.....	12
4.5 State Planning Policy.....	12
4.6 Temporary Local Planning Instrument.....	12
5 Local Categorising Instrument	13
5.1 Logan Planning Scheme 2015.....	13
5.2 Reasons for Approval despite non-compliance	13
5.3 Local Government Infrastructure Plan.....	13
6 Conclusion.....	14

Executive Summary

This report has been prepared on behalf AHCN Assets Pty Ltd (the applicant) for a development application for a development permit for making a material change of use for a new dual occupancy on land at 17 Elm Avenue, Woodridge QLD 4114 and formally described as Lot 104 on RP109937 (subject site).

Proposed Development

The proposed development is:

- A development permit for making a material change of use for a dual occupancy.

The subject site is improved with an existing dwelling house and shed that are to be removed. Existing vegetation is not identified as protected and will require removal to facilitate the proposed development. The existing crossover is to be removed and replaced with individual driveway access for each duplex.

The proposed development will result in 2 x 5-bedroom duplexes that address both frontages to Elm Avenue. The building height is limited to two storeys and below 8.5 metres. Front setbacks are a minimum of 6m to the garages and façade. The proposed side setbacks for Duplex 1 is a minimum of 1.5m to wall. The side setback for Duplex 2 includes a built to boundary wall limited to the garage with a maximum length of 6m, then widens out to 2m.

The proposed development is assessable, and subject to impact assessment in accordance with the Logan Planning Scheme 2015. (Logan Planning Scheme)

The assessment manager for the development application as determined by the *Planning Regulation 2017* is the Logan City Council (Council). The proposed development does not require referral to any State agencies under the *Planning Regulation 2017*.

Full details of the development application and the DA forms are included in Attachment A.

The proposal plans illustrating the proposed development are included in Attachment B.

A response to the relevant Logan Planning Scheme 2015 codes are included in Attachment C.

The development application includes the following supporting documentation:

- **Attachment A** DA Form 1;
- **Attachment B** Proposal Plans; and
- **Attachment C** Planning Scheme Code Responses.

Recommendation

Based on the assessment provided in this Town Planning Assessment Report and responses to the relevant assessment benchmarks, the proposed development is well justified. We therefore recommend that Council favourably consider the proposed development and approve the development application, subject to relevant and reasonable conditions.

1 Development Summary

1.1 Site Details

Table 1 – Site Details	
Address	17 Elm Avenue, Woodridge QLD 4114
Real Property Description	Lot 104 on RP109937
Site Area	620m ²
Landowner	AHCN Assets Pty Ltd
Local Planning Instrument	Logan Planning Scheme 2015 V9.2 with TLPI 1/2024
Zone	Low density residential Suburban Precinct
Neighbourhood Plan	Not Applicable
Overlays	Strategic Airports and Environs Residential
State Referral Agencies	Not Applicable

1.2 Development Application

Table 2 – Development Application Details	
Description of Development	Development permit for making a material change of use for a new dual occupancy.
Category of assessment	Impact assessment

2 Site Characteristics

2.1 Site Details

The subject site is on land at 17 Elm Avenue, Woodridge QLD 4114 and formally described as Lot 104 on RP109937.

The subject site is currently improved with an existing dwelling house that is to be removed. An aerial photo and locality plan are shown in Figures 1 and 2.

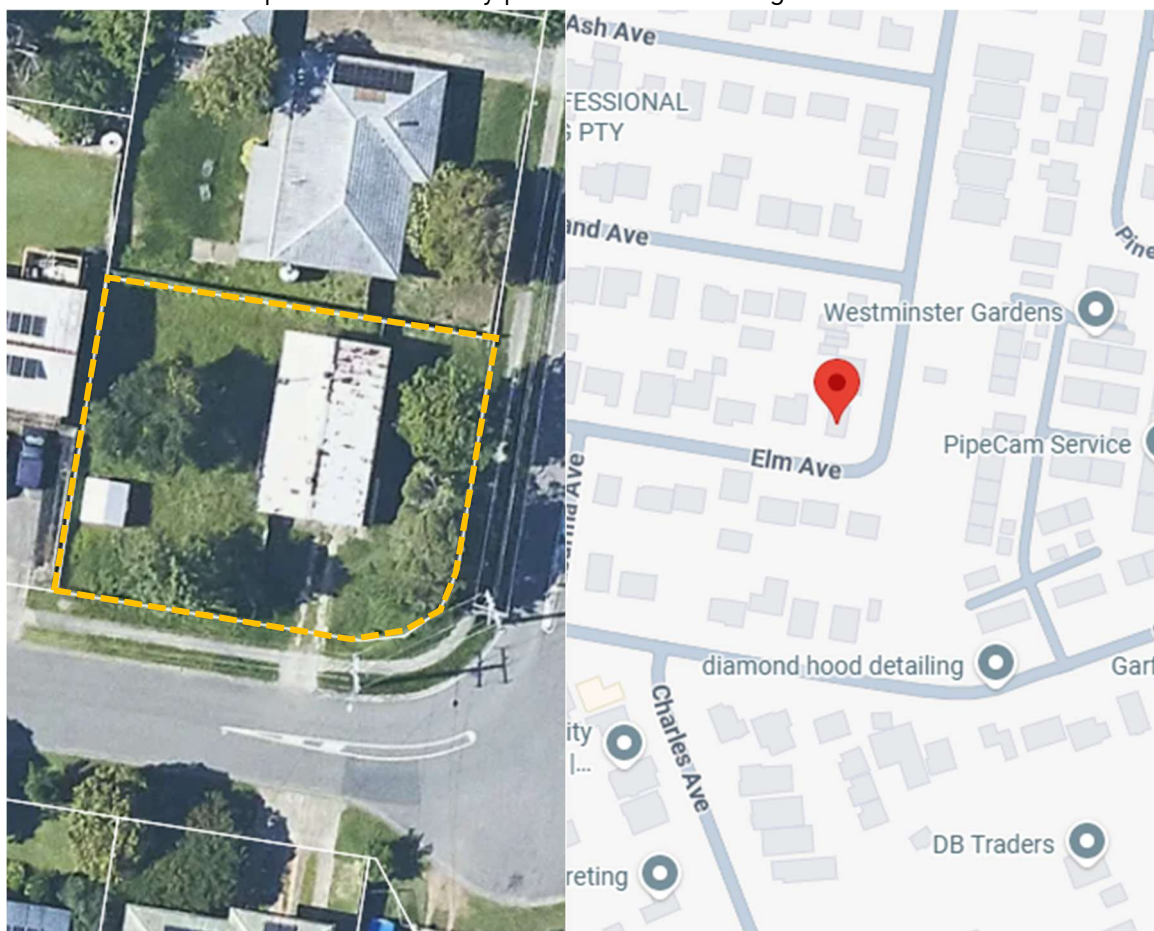


Figure 1: Aerial Image (Source: Metromap 2025)

Figure 2: Locality plan (Source: Google Maps)

2.2 Site History

There is a previous building application recorded on Council's Development Enquiry Tool for carrying out building works (Council ref: BW/62941/2001). However, this application was undecided and became historicised. No further consideration to this building application (BA) is considered necessary in this instance.

2.3 Site Dimensions

The subject site is a corner allotment that comprises a total area of approximately 620m² with a road frontage to Elm Avenue of approximately 22m to the east and 27m to the south.

2.4 Access

The subject site will maintain vehicle access from Elm Avenue. The existing crossover will be removed to establish individual crossovers along the east and south frontages to service each duplex.

2.5 Vegetation

The subject site contains limited vegetation having been developed for urban purposes. The existing ornamental landscaped trees have not been identified as native or mapped as being protected within a Biodiversity areas overlay. Removal of existing vegetation will be required to facilitate the proposed development.

2.6 Topography

The topography of the subject site is calculated using Council's contour mapping as approximately 5% or 1 in 20. The average elevation of the subject site is 30m AHD with a fall towards the southern road frontage. Earthworks are not anticipated for the proposed development, if required it will not exceed 1 metre of cut or fill.

2.7 Flooding

The subject site is not identified within Council's Flood overlay mapping. A small portion is identified in the mapped overland flow area.



Figure 3: Overland Flow (Source: Logan PD Hub Mapping)

2.8 Infrastructure

The subject site is in an area serviced by reticulated water and sewer. It is anticipated that stormwater will be directed to the kerb as a lawful point of discharge.

1.1 Easements

The subject site is not identified as being subject to a registered easement.

1.2 Surrounding Development In The Locality

The surrounding area is predominantly characterised by dwelling houses in the Low density residential zone. There is a nearby detached Dual occupancy to the north of the subject site on the corner of Elm Avenue and Stubbs Road. Land to the east contains multiple dwelling units within the Low-medium density residential zone (refer Figure 4).



Figure 4: Zoning (Source: Logan PD Hub Mapping)

3 Proposed Development

The proposed development is for making a material change of use for a Dual occupancy on land at 17 Elm Avenue, Woodridge QLD 4114 and formally described as Lot 104 on RP109937 (subject site).

The proposed development will replace the existing dwelling house and shed on the subject site with a Dual occupancy. The proposed Dual occupancy is limited to two (2) storeys and a building height under 8.5m (refer Figure 5 an Attachment B). The existing driveway will be removed and new individual crossovers will service each duplex providing direct road access. The driveways will have a maximum width of 5m within the front setback and a maximum of 4m within the verge. The proposed dual occupancy will address two street frontages, both to Elm Street. The frontage width along the eastern boundary is approximately 22m and the southern boundary frontage has a width of approximately 27m. Road frontages contain an existing pedestrian footpath that is to be retained.



Figure 5: Proposed Front Perspective – South Orientation (Source: ReziCAD Building Design)



Figure 6: Proposed Front Perspective – East Orientation (Source: ReziCAD Building Design)

The roof form is a hip and valley style design on both levels providing recesses and shadows to further emphasise that the development contains two (2) dwellings, whilst still achieving a cohesive and attractive design. The proposed development will use linear cladding that maintains a lightweight appearance from the street frontage.

Each duplex will contain a maximum of 5 bedrooms, bathrooms, kitchen, living, laundry, private alfresco area and double width garages. Each alfresco area has dimensions of 4m x 4.2m (16.8m²) with extra areas for turf and landscaping. The outdoor alfresco area for Duplex 1 is located on the corner of the allotment, addressing Elm Avenue. The front setback will act as the private outdoor space and will be behind a new fence to provide privacy and safety for residents, whilst also providing casual surveillance to the street. Duplex 2 will have an alfresco behind the structure (northern side boundary) that will achieve sufficient privacy from the adjoining lot and allow for natural light, sunlight and breezes.

The proposed development is required to address the assessment benchmarks which include the Low density residential code and the Dual Occupancy and Dwelling House code. A detailed response to these codes is provided in Attachment C, with summarised responses provided in section 3.1 and 3.2 of this report.

3.1 Dual Occupancy and Dwelling house code

The proposed dual occupancy development complies with all of the acceptable outcomes of the Dual occupancy and dwelling house code with the exception of those identified below.

– A02/P02 – Setbacks

The proposed dual occupancy achieves compliant boundary clearances with the exception of a built to boundary wall, limited to the garage for Proposed Duplex 2.

Duplex 1

Front – min 6m to OMP (compliant)

Side – min 1.5m to wall (compliant)

Rear – not applicable (corner lot)

Duplex 2

Front – min 6.6m to OMP (compliant)

Side – built to boundary (200mm) for garage- max length 6m, min 2m to wall otherwise.

Rear – not applicable (corner lot)

The proposed built to boundary wall is limited to the garage of Duplex 2. It has a maximum wall height of 2.6m and a length of 6m. The remaining side setback for Duplex 2 is 2m. To maintain side access, the backyard can be accessed from the garage. However, it is not required to access the bins. Due to the limitation of the side setback, a screen bin area will be provided within the front setback, adjoining the proposed driveway.

Therefore, compliance with Performance Outcome 2 of the Performance Outcome 2 of the Dual Occupancy and Dwelling house code is achieved.

3.2 Low density residential zone code

The proposed dual occupancy development complies with all of the acceptable outcomes of the Low density residential zone code with the exception of those identified below.

– **A04/PO4 – Site density**

The maximum density that is prescribed by Logan City Council for a dual occupancy is 28 dwellings per hectare. Dual occupancies are envisioned in this area where the minimum lot size is 700m². The subject site is only marginally below that prescribed figure of 700m² being 620m². The circumstances of the subject site are considered to warrant further consideration of the proposed development as it is a corner allotment, which affords greater opportunities to accommodate the development on land slightly smaller than that prescribed. The subject site is a corner lot and therefore has a greater street frontage than a standard allotment (refer Figure 6).

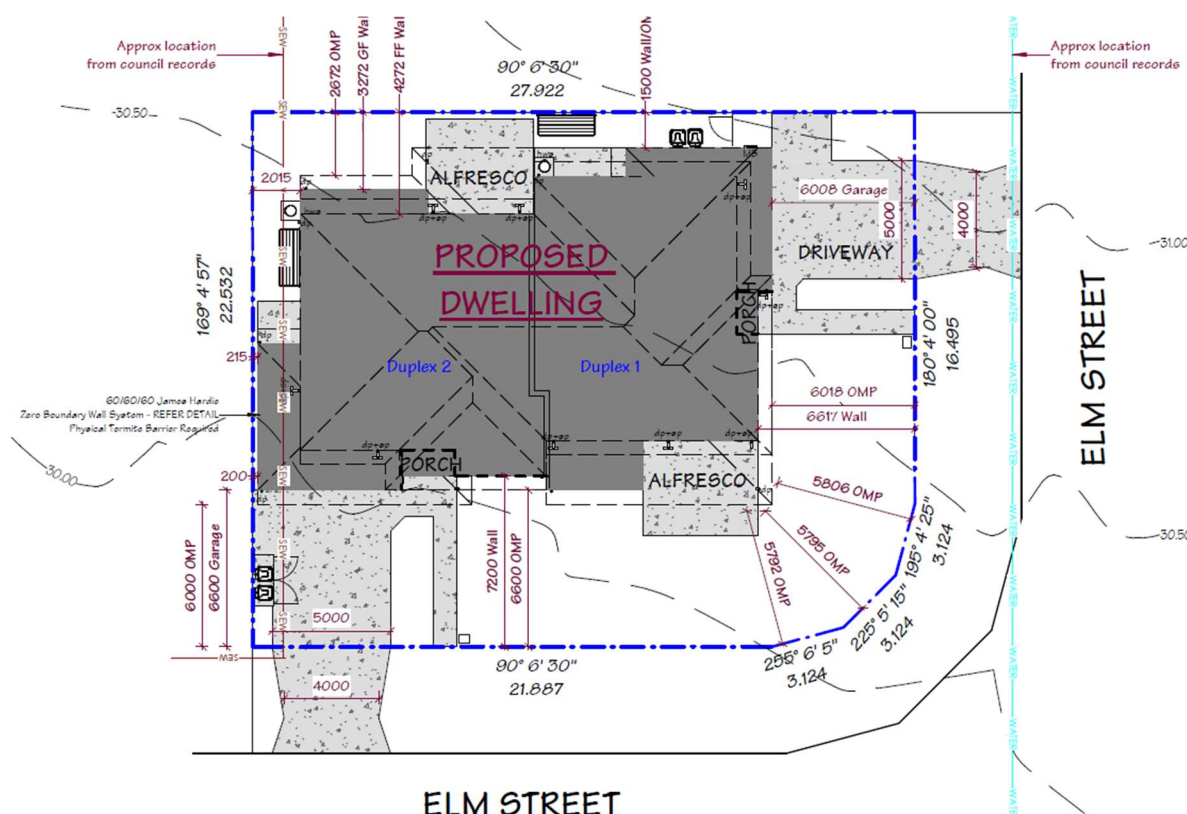


Figure 6: Proposed Site Plan (Source: ReziCAD Building Design)

The subject site has a combined frontage of approximately 50m to Elm Avenue including a 3m truncation, and a minimum depth of 22m. The shape of the subject site supports the development of a dual occupancy as both frontages can be utilised with separate access driveways and the land can accommodate the proposed density and retain private indoor and outdoor spaces.

The proposed duplex is 2 storeys in height and a maximum of 8m. As shown on the Proposal Plans, the proposed development has a site cover of 45%, providing sufficient private outdoor spaces and access for residents and maintenance.

Although the proposed density of 32dw/ha is higher than the prescribed maximum density of 28dw/ha, the dual occupancy is well designed to maximise use of land while providing suitably sized outdoor areas.

PO4 requires that development achieves a density consistent with that intended for the precinct. When reviewing the nearby allotments, all nearby allotments have an area of less

than 650m², with the exception of the land opposite in an alternate zone intended for higher densities. The subject site is within 800m walking distance of the Woodridge Railway Station and in close proximity to the Woodridge State School (both primary and high school) and centre activities in Logan Central (refer Figure 7).

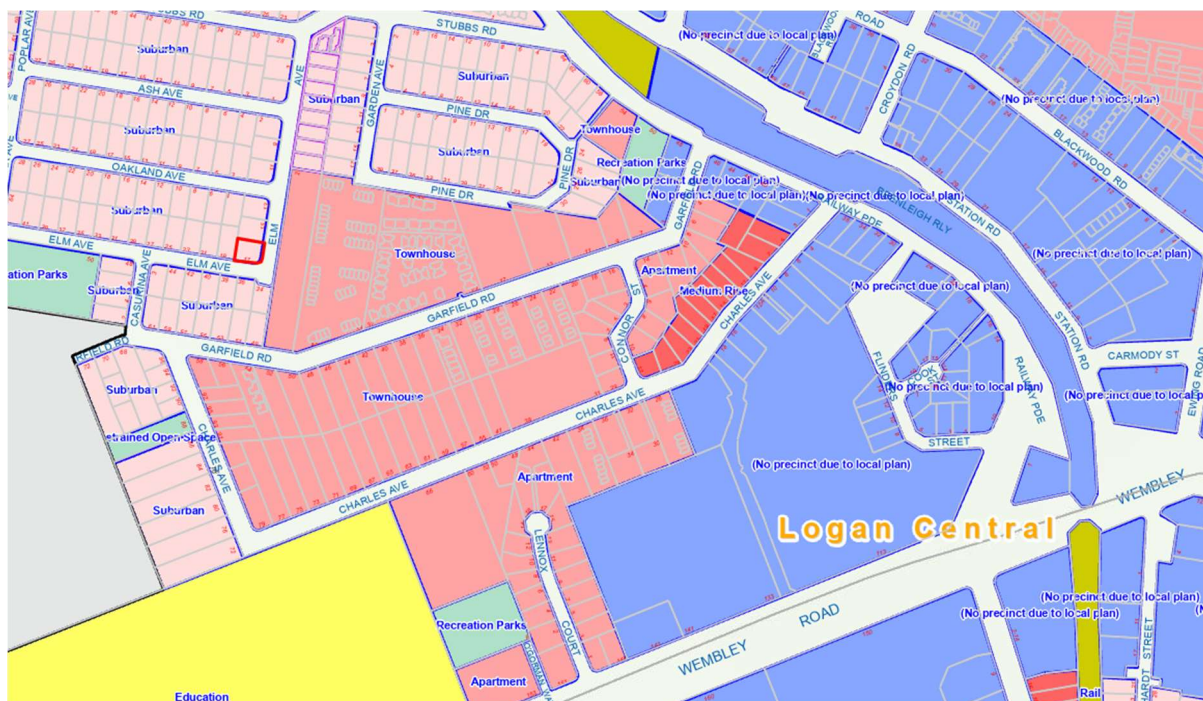


Figure 7: Zoning Plan (Source: Logan PD Hub Mapping)

The proposed development is an appropriate outcome for its location and proximity to services. It allows for greater opportunities for home ownership, with valuable difference in housing choice as opposed to nearby alternatives of townhouses and apartments.

There is a clear demand for housing in our cities, and it is necessary to ensure that a variety of housing options are available. In this case, while the density of the site cannot be met based on the area of the subject site alone, considering the limited opportunities for density in this area, the alternative is land that is unable to achieve the desired density of 28 dw/ha. At present, the density of this area is significantly lower at 16 dwellings per hectare. The proposed development allows for increased density in a manner that is consistent with that intended for the precinct.

Therefore, compliance with Performance Outcome 4 is achieved.

4 State Planning Framework

4.1 *Planning Act 2016 & Planning Regulation 2017*

The proposed development is defined as making a material change of use in accordance with the *Planning Act 2016*.

In accordance with the *Planning Regulation 2017*, the assessment manager is the Logan City Council.

4.2 Public Notification

The proposed development is subject to impact assessment and therefore is required to carry out public notification for a period of at least 15 business days.

4.3 Referral Agencies

The proposed development does not trigger referral to a referral agency or assessment against the State Development Assessment Provisions.

4.4 Regional Plan

The subject site is identified in the Urban Footprint regional land use category of the South East Queensland Regional Plan 2023 (ShapingSEQ).

The Urban Footprint is intended to accommodate the region's urban growth needs in an efficient manner. The proposed development does not conflict with the regional land use category.

4.5 State Planning Policy

The subject site is identified in the following mapped State Planning Policy (SPP) areas:

Natural Hazards Risk and Resilience

- Flood hazard area – Local Government flood mapping area

Strategic Airports and Aviation Facilities

- Wildlife hazard buffer zone

The subject site is not identified in the local government mapping as being subject to flooding. It is not considered that there is a conflict between the Logan Planning Scheme 2015 and Part E – State interest policies and assessment benchmarks of the SPP.

No further assessment against Part E of the SPP is required in this instance.

4.6 Temporary Local Planning Instrument

The proposed development and subject site are not affected by a Temporary Local Planning Instrument.

5 Local Categorising Instrument

The local categorising instrument is the planning scheme for Logan City. The planning scheme is the Logan Planning Scheme 2015.

5.1 Logan Planning Scheme 2015

The subject site is identified in the Low density residential zone. It is also identified in the mapped extends of the Strategic airport and environs overlay and Residential overlay.

In accordance with the planning scheme tables of assessment, the proposed development is subject to impact assessment as the works for a dual occupancy that is not an auxiliary unit is not listed as accepted development.

The following planning scheme code is identified as the assessment benchmark for the proposed development:

- Low density residential code;
- Dual occupancy and Dwelling house code;
- Filling and excavation code;
- Infrastructure code; and
- Servicing, access and parking code

Assessment against the Low density residential code and Dual occupancy and Dwelling house code is included in Attachment C.

5.2 Reasons for Approval despite non-compliance

The proposed development achieves compliance with the acceptable outcomes of the assessment benchmarks. Where performance outcomes are sought, these have been addressed in Attachment C and in Section 3 of this Report.

5.3 Local Government Infrastructure Plan

There are no requirements for trunk infrastructure identified in the plan relevant to the proposed development.

The proposed development is for a dual occupancy which is a change to existing approved land use. For a dual occupancy the infrastructure charges equate to \$73,341.40 (\$36,670.70 x 2). Credit is given for the existing lawful use of a dwelling house. It is anticipated that the infrastructure charges levied against the proposed development will equate to a total of \$36,670.70

6 Conclusion

This town planning report has been prepared to support development permit for making a material change of use for a new dual occupancy on land at 17 Elm Avenue, Woodridge QLD 4114.

The proposed development achieves compliance with all the requirements of the Low density residential code and Dual occupancy and Dwelling house code.

The development supports housing diversity and anticipated density within the Low density residential zone, minimising impacts to the street by ensuring appropriate setbacks and recesses to avoid dominating the street frontage.

It is therefore recommended that Logan City Council approves the development application, subject to reasonable and relevant conditions. Should you have any queries or require further information, please contact Catherine Andrews.