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10 September 2018

Park Ridge 88 Pty Ltd  
C/O Urbis Pty Ltd – Grant Williams / Penny Milton  
Level 7, 123 Albert St  
BRISBANE QLD 4000

Dear Sir/Madam

**DECISION NOTICE - PLANNING ACT 2016**

**APPLICATION NUMBER MCUI/3/2018**

**PROPERTY ADDRESS 17-25 PARK RIDGE ROAD, PARK RIDGE QLD 4125**

**PROPERTY DESCRIPTION LOT 16 SP 119024**

**APPLICATION DESCRIPTION**

- **MATERIAL CHANGE OF USE IMPACT - SERVICE STATION, FOOD AND DRINK OUTLET AND CHILD CARE 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 10 September 2018.

**2. APPROVAL TYPE**

Development Permit

**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**

There were no properly made submissions that were received for this development application during the public notification period.

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

Operational Works

Building Works

Plumbing and Drainage Works

**7. STATEMENT OF REASONS**

<b>Description of the development</b>	The proposed development is for a Material Change of Use Impact - Service Station, Food and Drink Outlet and Child Care Centre.	
<b>Assessment benchmarks</b>	The proposed development was assessed against the <i>Logan Planning Scheme v5.1</i> in its entirety.	
<b>Relevant matters</b>	Not applicable.	
<b>Matters raised in submissions</b>	Not applicable.	
<b>Reasons for decision</b>	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception(s) listed below.	
	<b>Assessment benchmark</b>	<b>Reasons for the approval despite non-compliance with benchmark</b>
	<b>Emerging community zone</b>	<p><b>PO1</b> The subject site is identified as Specialised centre in the Park Ridge land use area within the Strategic Framework. The proposal complies with the Park Ridge land use area plan drafted by Council and therefore achieves Performance Outcome PO1 (a) as the development is for urban purposes and detailed land use and infrastructure planning has been undertaken.</p> <p><b>PO3</b> The proposed development proposes a road boundary clearance of 3.0 metres to the Mount Lindesay Highway service road, in lieu of the prescribed 10 metres and a side boundary clearance of 1.5 metres to the southern boundary, in lieu of the prescribed 3 metres.</p> <p>The reduced road boundary clearance adjoins an area where the road reserve is approximately 30 metres, as such the reduced setback will not impact negatively on the existing or desired streetscape and character of the local area. The proposed Child care centre building contributes positively to the immediate streetscape with a highly articulated, attractive and functional building and detailing. A landscape buffer will be provided between the proposed building and the boundary.</p> <p>The proposed reduced side boundary clearance along the southern boundary is considered generally consistent with the prescribed minimum with the exception of an approximate 20 metre length of the proposed Child care centre building. This boundary directly adjoins a void area of land located on the Park Ridge Primary and Pre-School to the south, as such the reduced boundary clearance is considered to be</p>

		<p>responsive to the surrounding sites.</p> <p><b>PO8</b></p> <p>The proposal complies with the Park Ridge Land Use Area Plan drafted by Council and therefore achieves Performance Outcome PO8 of the zone Code as the development is for urban purposes and the proposed uses are consistent detailed land uses and infrastructure planning that has been undertaken.</p>
	<p><b>Strategic Framework</b></p>	<p><b>Element-Future urban area (3.3.3)</b></p> <p>The Applicant has submitted an Economic Impact and Needs Assessment that sought to justify a demand for the proposed uses within the area. The Economic Impact and Needs Assessment demonstrates that a substantial net community benefit will result from the proposed development. The proposed development will create additional employment, both during the construction period and on an ongoing basis once the proposed development is operational.</p> <p>The proposed development has the ability to connect the Council's sewer and water infrastructure networks. The proposed development is serviced by an existing integrated movement network.</p> <p>The proposed development will be consistent with the Park Ridge Land Use Area Plan (Refer to Figure 5). Therefore the proposal is considered to comply with the outcomes sought by the <i>Logan Planning Scheme 2015</i> and in particular the Strategic Framework.</p> <p><b>Element-Specialised centre (3.5.7)</b></p> <p>The proposed development is identified on the Park Ridge land use area plan as Specialised centre zone.</p> <p>The proposed uses of Service station, Food and drink outlet and Child care centre are all consistent and Code assessable land uses in accordance with the Specialised centre table of assessment in the <i>Logan Planning Scheme 2015</i>.</p> <p>The proposed uses do accord as a preferable location more suited to a centre location and can therefore meet the specific outcomes of the Specialised centre in the Strategic Framework. The uses proposed have been demonstrated to</p>

		complement existing centres as shown in the Economic Impact Assessment.
<b>Matters prescribed by a regulation</b>	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: <http://pdonline.logan.qld.gov.au>. When accessing Council's website please use the following Application Number: MCUI/3/2018

#### 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 Katie Parsons on (07) 3412 5269 or via email to [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au)

Yours faithfully,

Tonna Plail  
Senior Planning Officer  
Planning Assessment & Technical Services