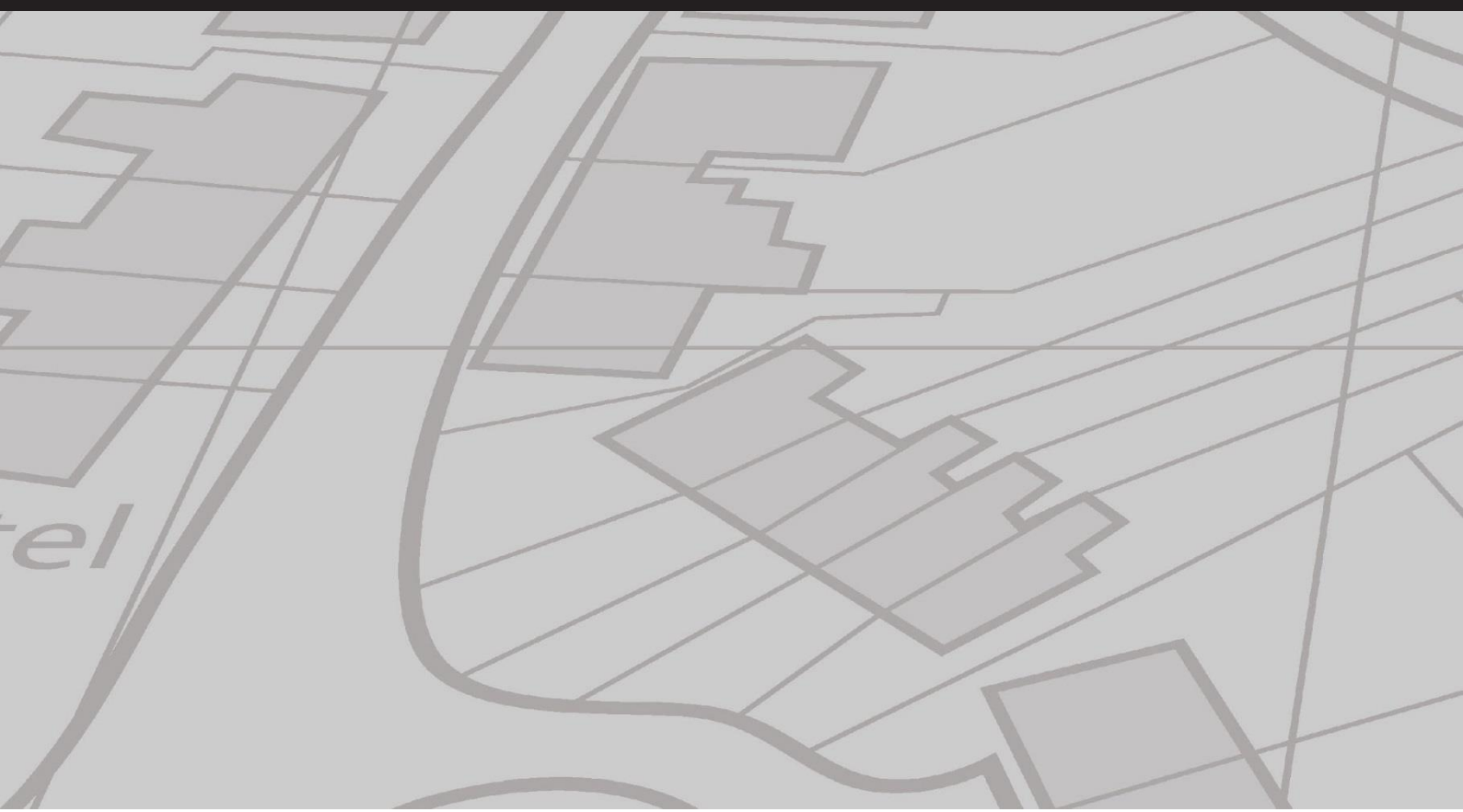




Section 2

SUPPORTING DOCUMENTS





zone

Planning Group

Planning Assessment Report

DEVELOPMENT PERMIT
Material Change of Use for a Multiple Dwelling

Prepared for Italy One Pty Ltd

May 2026
Q26104

38 Timor Ave,
Loganholme





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Zone R	Issue	Date	Prepared by	Checked By
Q26104	Draft	30/04/26	MC	KM
	Final Version	14/05/2026	KM	KW

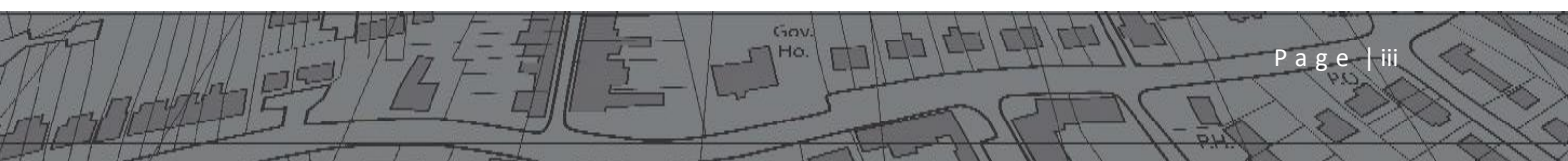
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Appendices

Appendix 1	Planning Scheme Codes including: <ul style="list-style-type: none">• Loganholme Local Plan Code• Low-Medium Density Residential Zone Code• Multiple Dwelling, Rooming Accommodation & Short-Term Accommodation Code
Appendix 2	State Planning Policy and Referral Mapping





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Executive Summary

Aspects of Development

TYPE OF DEVELOPMENT	LEVEL OF ASSESSMENT	APPROVAL SOUGHT
Material Change of Use	Impact	Development Permit

Overview of Application

The Applicant, Italy One Pty Ltd, seeks development approval for the establishment of a Multiple Dwelling development comprising 11 townhouses over land at 38 Timor Avenue, Loganholme, more formally described as Lot 297 on RP118026.

The proposed development is entirely comprised of 2-storey townhouses including a mix of three and 4-bedroom products in varying configurations/orientations. The proposed dwellings equate to a total of 11 equivalent dwellings (as defined by the Planning Scheme) resulting in an overall density of 51.9 equivalent dwellings per hectare.

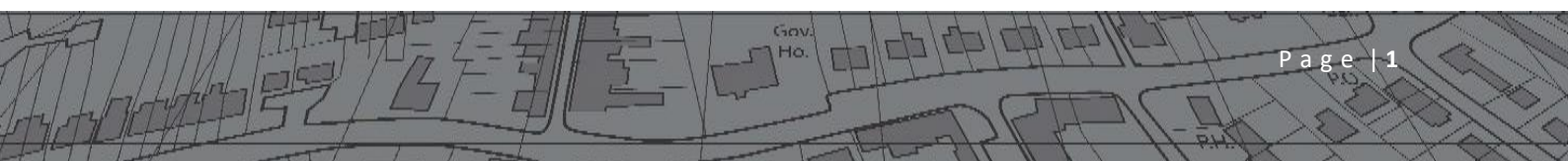
Pursuant to the Logan Planning Scheme the subject site is included in Low-medium density Residential Zone and more specifically, the Loganholme Local Plan (Residential Frame Precinct) which lists a *Multiple Dwelling* land use as *Code Assessable* where in an Apartment form. However, as the proposal is for a townhouse dwelling typology, the level of assessment is elevated to Impact Assessment.

This report overviews the nature of the proposal and provides an assessment of the proposal against the requirements of the relevant statutory planning documents. A number of specialist or technical reports, namely a Traffic Assessment Report, Stormwater Management Plan, Civil Engineering Report and Statement of Landscape Intent have been prepared in support of the proposal.

The development has been assessed against the provisions of all relevant benchmarks and whilst some relatively minor alternative outcomes have been proposed, these have been fully justified and demonstrated to nonetheless satisfy the relevant assessment benchmarks identified.

In summary, the development is considered appropriate for the location providing a contemporary and functional design outcome that will complement and enhance the existing and emerging urban forms in the general locality.

It is therefore requested that the application be approved subject to reasonable and relevant conditions.





1.0 Site and Surrounding Environment

1.1 Site & Application Details

Table 1: Site & application details

Address	38 Timor Avenue Loganholme QLD 4129
Real Property Description	Lot 297 RP118026
Site Area (m²)	2,120m ²
Land owner	Ranges Agriculture Pty Ltd
Applicant	Italy One Pty Ltd
Applicant Contact Details	Kassim Mahomed - Zone Planning QLD 07 5562 2303 kmahomed@zoneplanning.com.au
Local Government	Logan City Council
SEQ Regional Plan Designation	Urban Footprint
Planning Scheme Zone	Low-Medium Density Residential Zone
Local Area Plan	Loganholme Local Plan – Residential Frame Precinct

1.2 Site Characteristics

The subject site is located in Loganholme and comprises a single title with frontage to Timor Avenue. The site is currently improved by a Dwelling House.

The site is a single allotment with a site area of 2,120m² and a 22m principal road frontage to Timor Avenue. The site is located on the north-eastern side of Timor Avenue, and currently supports a single storey brick dwelling, with one formal and one informal crossover to Timor Avenue, outbuildings and vegetation.

The site located immediately to the south-east (side) of the subject site has been recently developed with Multiple Dwellings in a similar townhouse configuration. The lots to the north-west (side) and north-east (rear) are developed with Dwelling Houses.

A recent aerial photograph of the site is provided within **Figure 1** overleaf which illustrates the developed nature of the site. A detailed survey also accompanies with additional site imagery illustrating the existing site conditions.

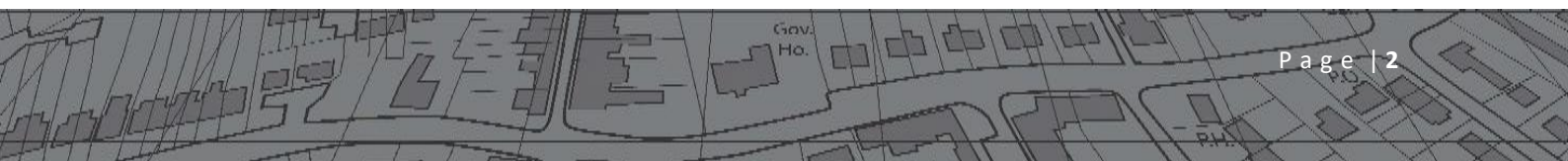




Figure 1: Aerial photograph of site (Nearmap)

The following information is provided in response to site investigations including searches performed and a site inspection undertaken.

Table 2: Site location & characteristics

Topography	The subject site offers a gentle downhill cross slope from the northern rear corner (at 14.42m AHD) down to sites front boundary to Timor Avenue (at 10.9m AHD). There are no significant changes of grade of note and the gentle slope falls <3.5m over a near 97m distance (considered level).
Vegetation & Waterways	The site contains small clusters of vegetation which is generally along boundaries and within residential landscape gardens. No vegetation worthy of retention is noted.
Availability of Services	The subject site is connected to all essential services available within Timor Avenue.
Current Use & Improvements	The site contains an existing Dwelling House and ancillary outbuildings.

The following photo identified below in **Figure 2** illustrates the subject site in its current condition.

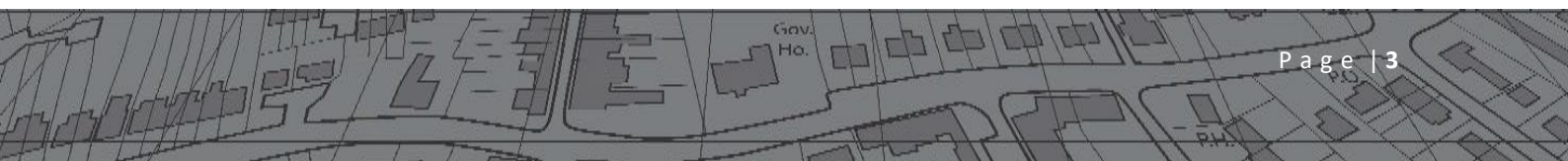




Figure 2: Photograph of Subject Site (Source: Google Maps)

1.3 Site Surrounds

The subject site is located within Loganholme, within the City of Logan, and is situated in the north of Loganholme as illustrated in **Figure 3** below.



Figure 3: Locality plan (Source: Landchecker)



1.3.1 Surrounding Area Overview

The surrounding area is comprised of a mix of dwelling typologies generally being older detached dwellings or Multiple Dwellings, typically in the form of townhouses. The immediate area is well serviced by a large shopping centre (Logan Hyperdome), schools and other centre activities within close proximity (refer **Figure 3**).

The immediate area in which the site is located is characterised as a suburban residential neighbourhood, bound by Bryants Road to the north and north-east, and follows Timor Avenue as a circuit to the south-east, south-west and north-west. The neighbourhood forms part of the Loganholme Local Plan Precinct Area. The site is in the northern portion of Loganholme, with Shailer Park to the north of Bryants Road, Cornubia to the east of Beenleigh-Redland Bay Road and Tanah Merah to the west of the Pacific Motorway.

A small neighbourhood centre is located east of the site at the junction of Bismark Street and Bryants Road, while a local centre is located south-east of the site at the junction of Beenleigh-Redland Bay Road and Bryants Road. To the north-east is the Hyperdome Shopping Centre which is a major shopping precinct in the Logan region that offers retail, dining and entertainment, and Loganholme Shopping Village which contains primarily food and drink outlets and small-scale retail offerings. A specialist centre containing a mix of low impact industry, showrooms, and indoor sports and recreation is located along the Pacific Highway, adjacent to the Pacific Motorway to the south-west.

Shailer Park State High School is located to the north-east of the site, opposite the neighbourhood centre on Bryants Road. Shailer Park State School is located to the north of the high school on Bulwarna Street, Shailer Park.

The site is also afforded with numerous public recreation options, with Atlantic Park on Atlantic Drive to the east, Cornubia Park Sports Centre to the north-west, adjacent to the High School, and Anakie Park on Anakie Drive all within the immediate neighbourhood. Also proximate to the site is the Venman Bushland National Park, Meadowbrook Golf Club, and Logan River Parklands.

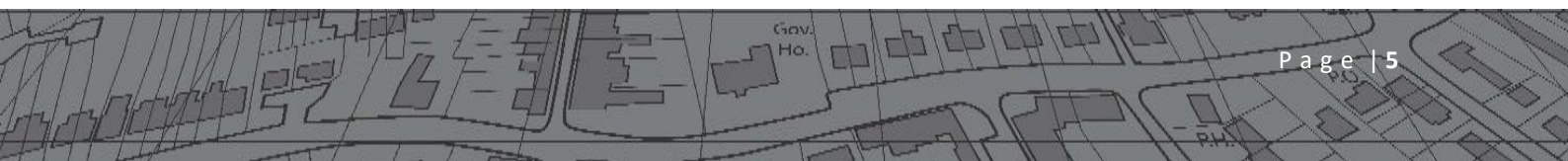
The site has excellent access to public transport, with buses running along Bryants Road between Hyperdome, Cornubia and Victoria Point. The Loganholme Bus Station at Hyperdome Shopping Centre connects to other locations, including railway stations, Springwood and Brisbane CBD. The nearby Beenleigh Railway Station is serviced by the Beenleigh-Ferny Grove line, and the Gold Coast-Airport line

In summary, it is evident that the site is located within a suburban residential neighbourhood and is extremely well located with regard to proximity to high frequency transport, commercial services, retail services and public recreation space.

A detailed summary of the immediately surrounding developments is summarised in **Table 3** below.

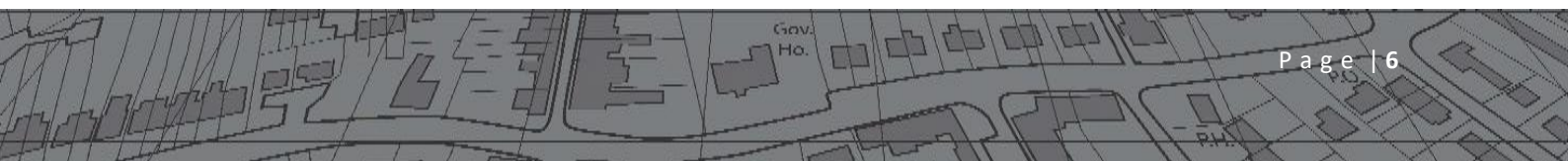
Table 3: Site surrounds

NORTH-WEST	<p>The properties to the north-west of the site along Timor Avenue are primarily developed with Dwelling Houses, with ancillary outbuildings, vegetation and occasionally swimming pools. Dwelling Houses are generally in the middle of the lot in a landscaped setting, surrounded by large yards with generous setbacks.</p> <p>Approvals exist for developments at the following sites:</p> <ul style="list-style-type: none">• 36 Timor Avenue – MCUI/37/2025 for 11 townhouses
------------	--





	<ul style="list-style-type: none">• 34 Timor Avenue – MCUC/55/2022 for Rooming Accommodation (6 x 12 units, 72 bedrooms) An active application exists at 32 Timor Avenue for 15 townhouses (MCUI/16/2026).
SOUTH-EAST	Sites to the south-east are also primarily developed with Dwelling Houses in the same manner as to the north-west, however, the abutting property at 40 Timor Avenue was developed with 11 Townhouses, approval from 2018 (MCUI/38/2017). There is also a townhouse developments approval at 46-48 Timor Avenue for 17 Townhouses (MCUI/71/2024).
SOUTH-WEST (OPPOSITE)	Opposite to the south-west is also developed with Dwelling Houses with the same characteristics as the north-west side of Timor Avenue. An active application exists at 49-51 Timor Avenue, directly opposite the subject site, for 28 Apartments (MCUC/103/2024).
NORTH-WEST (REAR)	Directly abutting the rear of the subject site is a Dwelling House at 50-52 Timor Avenue, with similar developments along Timor Avenue in this direction. Approvals exist for developments at the following sites: <ul style="list-style-type: none">• 62 Timor Avenue – MCUI/61/2022 for 11 Townhouses• 64 Timor Avenue – MCUI/18/2019 for 23 Townhouses (under construction)• 85 Timor Avenue -MCUC/367/2016 for 8 Townhouses (likely expired)





2.0 Background

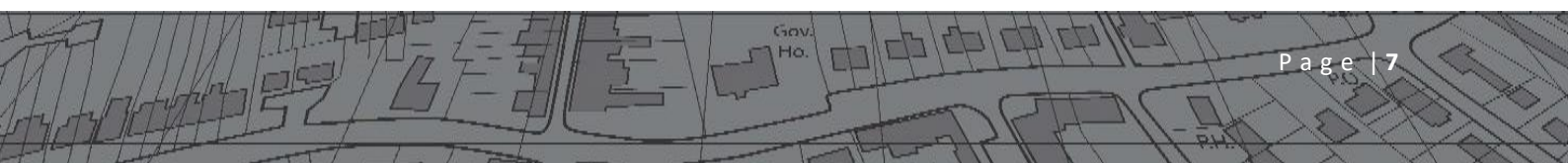
2.1 Previous Approvals

A review of Council's PD Online has not found any applications relating to this site.

As outlined in Table 3 above, there are numerous approvals for Townhouse developments within the immediate neighbourhood, including some with a similar density on similar sized lots as proposed in this application. To reiterate:

- 36 Timor Avenue – MCUI/37/2025 for 11 Townhouses. This site directly abuts the property to the north west.
- 40 Timor Avenue - MCUI/38/2017 for 11 Townhouses. This site directly abuts the property to the south-east.
- 62 Timor Avenue – MCUI/61/2022 for 11 Townhouses.
- 64 Timor Avenue – MCUI/18/2019 for 23 Townhouses (under construction)

At the time of preparing this report, there were also two Multiple dwelling applications under assessment in the immediate neighbourhood, at 32 Timor Avenue for 15 townhouses (MCUI/16/2026) and 49-51 Timor Avenue, directly opposite the subject site, for 28 Apartments (MCUC/103/2024).





3.0 Proposed Development

3.1 Development Description

This Development Application seeks to facilitate a Material Change of Use for a Multiple Dwelling (Townhouse) development containing a total of 11 dwellings.

The proposed development is entirely comprised of 2-storey townhouses including a mix of three and 4-bedroom products in varying configurations/orientations. The proposed dwellings equate to a total of 11 equivalent dwellings (as defined by the Planning Scheme) resulting in an overall density of 51.9 equivalent dwellings per hectare.

The site layout utilises a layout with two blocks of 5 and 6 dwellings respectively, with a shared driveway along the south-west boundary providing access to 10 of the 11 dwellings. An additional driveway provides access to the remaining dwelling, resulting in two crossovers across the 22m wide site frontage to Timor Avenue.

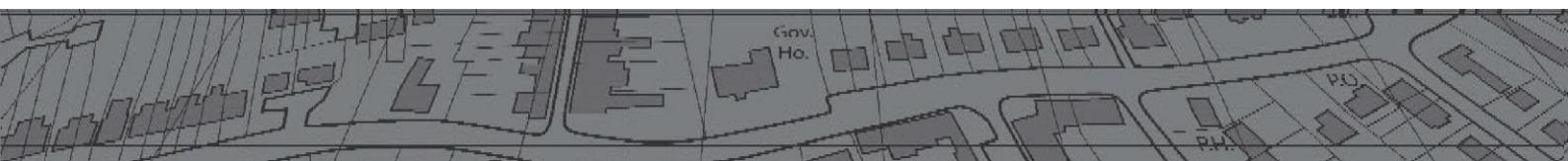
Rear courtyards serve the primary recreational function for the dwellings along the sites side boundaries and range from 25m² up to 56m². A communal open space area with dimensions in excess of 3m and totalling 90m² is located between the two blocks, which serves multiple functions in terms of residential recreation space and providing a landscaped visual buffer between the blocks.

It is considered that the proposal is a logical response to providing housing of a form and typology reflecting the housing market, and it will represent an attractive development outcome that will improve the character of Timor Avenue and investment in the locality in general.

A perspective image of the proposed built form is provided in **Figure 4** below, an extract from the Architectural site plan is provided in **Figure 5** overleaf.



Figure 4: Perspective Image Of Proposed Development (Source: MODE)



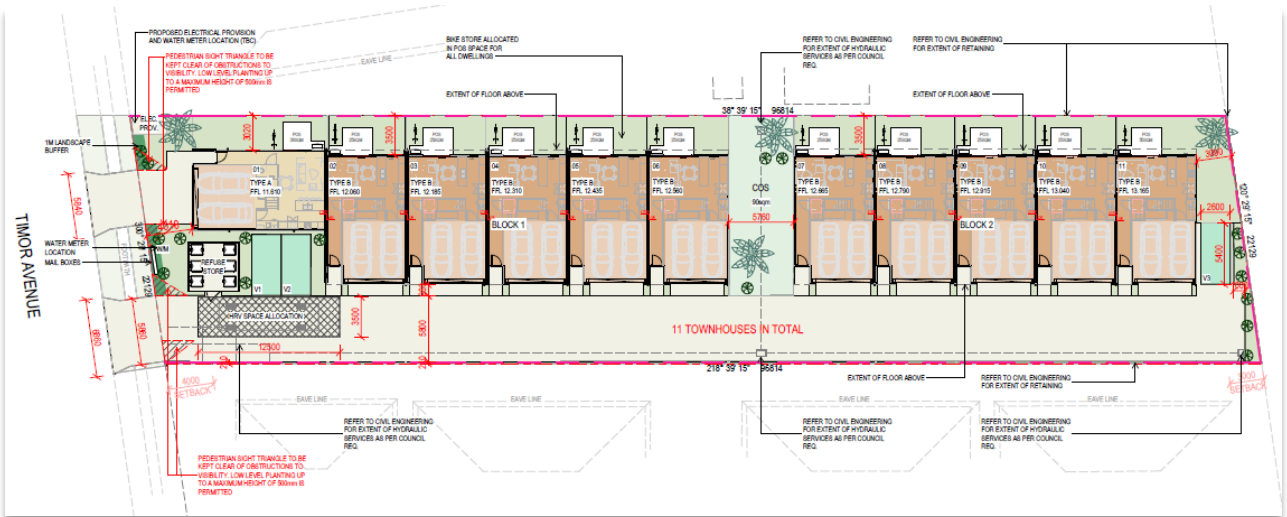


Figure 5: Extract From Proposed Site Plan (Source: MODE)

3.2 Overview of Development Specifics

3.2.1 Building Height

The proposal involves the construction 2-storey townhouses with a maximum building height up to 7.3m. An extract from the proposed building elevation plans is provided in **Figure 6** below.



Figure 6: Proposed Elevation Showing Building Levels (Source: MODE)

3.2.2 Residential Density & Unit Mix

The proposed development incorporates a total 11 townhouses and 34 bedrooms. Specifically, the proposal offers the following unit mix in two different configurations/designs (Type A and B), please refer to the accompanying Plans in **Section 3 Plans**:

- 10 x 3-bedroom dwellings
- 1 x 4-bedroom dwellings

It is confirmed that the above dwelling mix results in a total of 11 equivalent dwellings and based on a site area of 2,120m² the proposal seeks approval for a residential density of 51.9 equivalent dwellings per hectare.

3.3.3 Site Coverage

The proposal generates a modest site coverage of 44% (933m²) over the site area of 2,120m².



3.2.4 Setbacks

A summary of the proposed building setbacks is as follows:

- South-west (front): 4.09m
- North-west (side): 3.1m
- North-east (rear): 3.1m
- South-east (side): 7.07m

The setbacks are illustrated below in **Figure 7**.

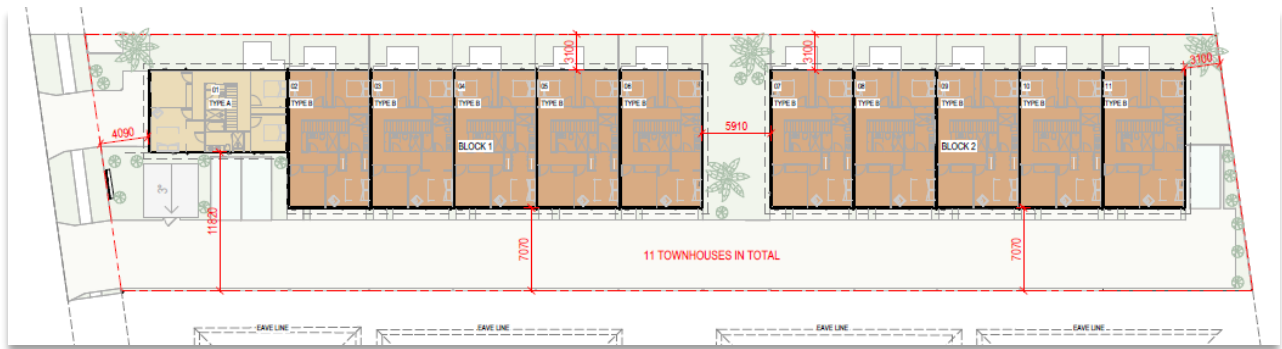


Figure 7: Proposed Setbacks (Source: MODE)

3.2.5 Vehicular Access & Car Parking

Vehicular access to the site is proposed to be obtained from the site's principal road frontage along Timor Avenue via two proposed driveways along the site's 22m wide frontage – reconstructing the existing crossover to access Townhouse 1 and constructing a crossover to access the remaining 10 Townhouses in the location of the existing informal crossover.

Pedestrian access is proposed via a combination of shared pedestrian/vehicle access via the low speed driveways and separate pedestrian connection directly from Timor Avenue to Townhouse 1 facilitating engagement with the streetscape.

The development will contain a total of 25 car parking spaces including 22 resident spaces (two per dwelling) and 3 visitor spaces. Bike parking is accommodated in each of the rear courtyards. This is entirely compliant with Council's parking provisions.

Table 4: Car Parking Provision

Parking Rates	Unit Mix	Demand	No. Car Parks Required	No. Car Parks Proposed
Car Parking - Residential				
3 Bedroom	1	2	2	2
4 Bedroom	10	2	20	20
Visitor	-	0.25	3	3
Total			25	25



3.3.7 Private Open Space

Each dwelling has been afforded private open space in the form of an outdoor courtyard area on the ground floor, which is directly accessible from the living area of each unit. These range in area from 25m² to 56m² and are akin to standard dwelling provision in terms of function, location and size.

3.2.8 Communal Open Space

The development provides an outdoor communal recreation space (see below **Figure 8**), commensurate with the scale of development, and provided at the rate required by the Planning Scheme for those units which do not meet the minimum private open space requirement (ie; 10m² for each dwelling where private open space is less than 35m² for each dwelling). The communal area is located between the two blocks of townhouses and provide residents with a landscaped passive recreational area. This space serves its intended purpose at a suitable scale typically used within development of the scale/typology proposed. An illustration of the location/configuration of the communal private open space area is provided in **Figure 8**.



Figure 8: Extract From Proposed Site Plan (Source: MODE)



4.0 Specialist Reports

The following technical or specialist reports have been submitted in support of the application and are provided in **Section 4** of the application submission:

REPORT	PREPARED BY
TRAFFIC ASSESSMENT REPORT	Burchills Engineering Solutions
STORMWATER MANAGEMENT PLAN	Burchills Engineering Solutions
CIVIL ENGINEERING REPORT	Burchills Engineering Solutions
STATEMENT OF LANDSCAPE INTENT	Zone Landscape Architecture
TRAFFIC ASSESSMENT REPORT	Burchills Engineering Solutions



5.0 Statutory Planning Framework – State Legislation

5.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and associated *Planning Regulation 2017*.

5.1.1 Assessable Development

The proposed development is made assessable under section 45 of the *Planning Act 2016* by either Schedules 9 and 10 of the *Planning Regulation 2017* or a Local Government's Planning Scheme. Furthermore, given the Assessment Manager for the application is the Local Government, the application is required to be assessed against the assessment benchmarks identified within:

- the Regional Plan for the region and the State Planning Policy – Part E (to the extent that they are not identified within the Scheme);
- any temporary State Planning Policy applying to the premises; or
- the Local Government's Planning Scheme.

5.1.2 Referral Agencies

The development has been reviewed in light of Schedule 10 of the *Planning Regulation 2017*.

In this regard there are no referral agencies applicable to the application.

5.1.3 Public Notification

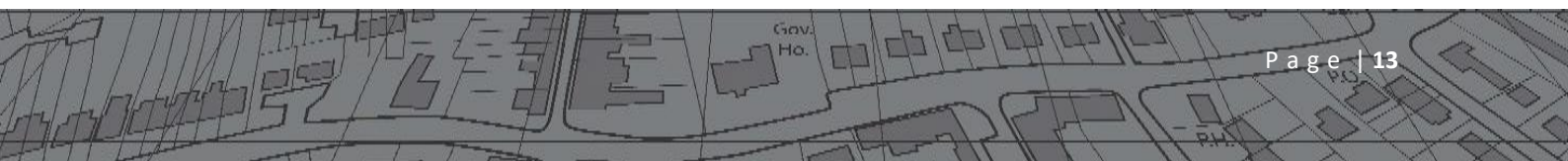
This application will require public notification as it is subject to Impact Assessment, and the Applicant will fulfil their statutory obligations through assessment of the development in accordance with the DA rules.

5.1.4 South East Queensland Regional Plan 2023

The subject site is contained within the Urban Footprint land use designation under the SEQ Regional Plan, *ShapingSEQ*, which broadly speaking, is intended to cater for the region's urban development needs until the year 2046.

The proposed development constitutes an urban activity which supports the intent of the Urban Footprint designation by providing further housing supply to accommodate future population growth through small-scale infill development.

With respect to the dwelling typology proposed (townhouses) such meets the "Low-rise attached" typology as introduced to the SEQRP through the 2023 update. The following identifies the dwelling typology growth targets for the Logan LGA.



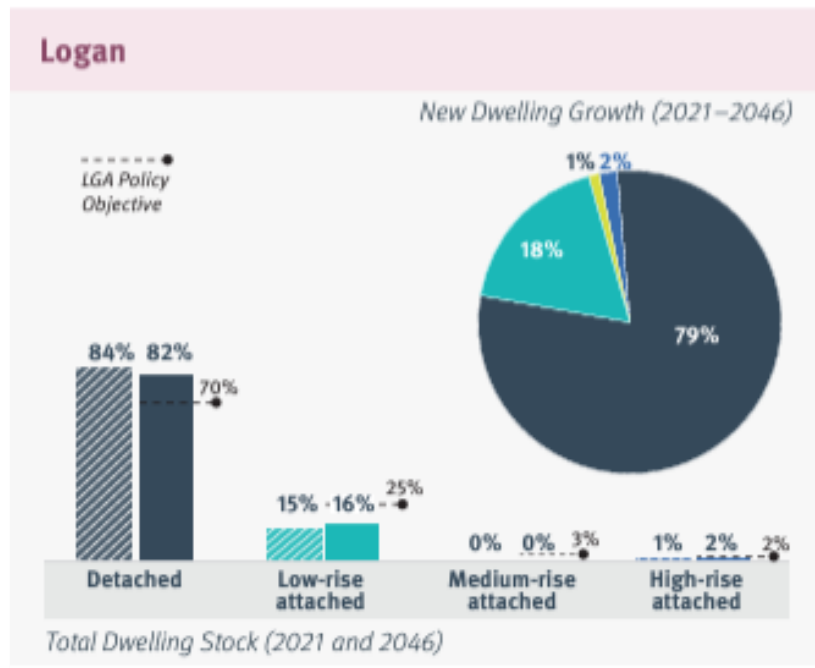


Figure 9: Logan LGA SEQR Dwelling Growth Targets

In summary, it is submitted that the proposed development outcome facilitates the achievement of the intended outcomes of the SEQR 2023 update and is therefore consistent with not only the intent of the Urban Footprint classification but associated goals, elements, strategies, and planning principles under the SEQ Regional Plan.

5.1.5 State Planning Policy

The SPP provides interim development assessment guidelines to ensure that State interests, that are not yet appropriately integrated in Local Government Planning Schemes, are properly considered in the assessment of development applications. The proposed development has been assessed against the State Planning Policy (SPP) July 2017 to ensure all relevant State interests have been considered in this application.

In the case of the Logan Planning Scheme 2015 (v9.2), this identifies that the State interests have been integrated into the Scheme and as such further consideration of the State Planning Policy is unnecessary.



6.0 Statutory Planning Framework – Local Legislation

This development application is to be assessed under the provisions of Logan Planning Scheme 2015 (v9.2). This section of the report addresses the components of the Planning Scheme that apply to the proposed development.

6.1 Land Use Definition and Level of Assessment

The proposed development is defined as Multiple Dwelling pursuant to the Planning Scheme as per the following:

***Multiple dwelling** means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households*

As identified within the Planning Scheme’s online mapping service, the subject site is located within the Loganholme Local Plan – Residential Frame Precinct, with an underlying zone of Low-Medium Density Residential. As per the respective Table of Assessment for the Local Plan the Multiple Dwelling (townhouses) land use is Impact Assessable development (with only Apartments being listed Code Assessable). In this instance the proposed development triggers Impact Assessable development.

6.2 Assessment Benchmarks

As per the s45(5) of the *Planning Act 2017*, an Impact Assessable application and its assessment must give weight to the assessment benchmarks identified in a categorising instrument.

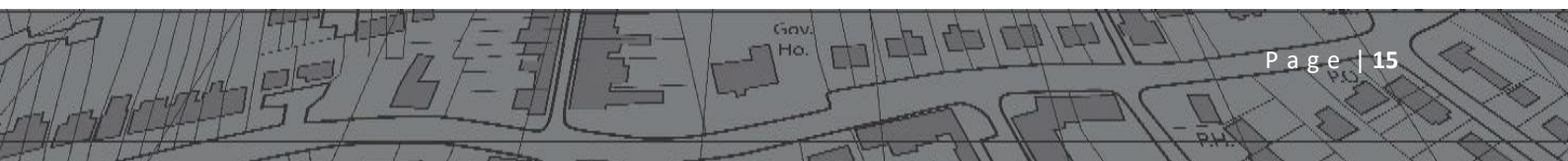
As per the interpretation of the Logan Planning Scheme 2015 (v9.2) the assessment benchmarks identified for assessment include the following (see **Table 5**):

Table 5: Assessment Benchmarks

LOCAL PLAN CODE	ZONE CODE	OVERLAY CODE(S)	USE CODE(S)	OTHER DEVELOPMENT CODE(S)
> Loganholme Local Plan	> Low-Medium Density Residential	> Acid Sulfate Soils > Flood Risk Areas (Low flood risk area)	> Multiple Dwelling, Rooming > Accommodation & Short-Term Accommodation	> Filling & Excavation > Infrastructure > Landscape > Servicing, Access & Parking

In addition to the above, section 45(5) outlines that the assessment of this application may be carried out against, or having regard to, **any other relevant matter**, including (but not limited to) items such as:

- Planning need;
- The current relevance of the assessment benchmarks; and
- Whether assessment benchmarks or other prescribed matters were based on material errors.





6.3 Strategic Framework

The Strategic Framework in Part 3 of the Logan Planning Scheme 2015 outlines the direction of policies for the Planning Scheme and ensures appropriate development occurs. The Strategic Framework contains eleven themes that represent the policy intent and are as follows:

- i. settlement pattern;
- ii. residential;
- iii. centres;
- iv. employment;
- v. community;
- vi. rural;
- vii. natural environment;
- viii. natural hazards;
- ix. design, place making and amenity;
- x. transport;
- xi. infrastructure.

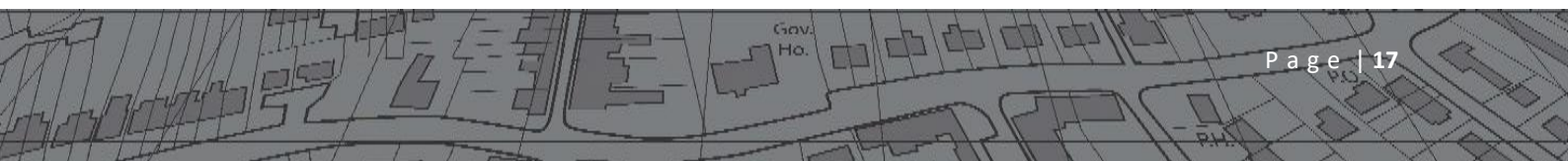
The proposal is largely consistent with the Strategic Framework and we specifically explore the Residential and Design, Place Making and Amenity Themes (Strategic Framework sections 3.4 and 3.11) in **Table 4**.

Table 6: Strategic Framework Key Themes

STRATEGIC FRAMEWORK	COMPLIANCE
<p>3.2 STRATEGIC INTENT</p> <p>3.2.2 Residential</p> <p>1 Over 70,000 new dwellings are built in Logan between 2009 and 2031. Residential development provides a range of housing sizes, types and tenures. Residential density is provided at an intensity that is compatible with the local context, public transport provision and infrastructure capacity. Specialised residential accommodation is provided to meet the needs of those with special accommodation needs. Rural residential development continues to provide a lifestyle housing choice in Logan.</p>	<p>Complies</p> <p>The proposal contributes positively to the dwelling supply for the region and is in a complementary form/scale and intensity as envisioned by the Planning Scheme. In particular, while a low rise townhouse form is proposed, the density is commensurate with the mapped allowance and the proposal offers a range of dwelling sizes and types.</p>
<p>3.2.9 Design Place Making and Amenity</p> <p>1 Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people.</p>	<p>Complies</p> <p>The proposal offers a high quality built form and appearance to the public realm. This includes a mix of materials and articulated form that engages and connects with the streetscape. Dwellings are attractive, functional, safe and accessible, enhancing the dwelling offering for the area.</p>
<p>3.4 RESIDENTIAL THEME</p> <p>3.4.1 Strategic outcomes:</p> <p>1 Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to:</p> <ol style="list-style-type: none"> a. meet the community's projected housing needs; b. create socially diverse neighbourhoods. <p>2 Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where:</p> <ol style="list-style-type: none"> a. medium or high density residential development is provided: 	<p>Complies</p> <p>The proposal offers additional dwellings to assist Logan in meeting their housing needs and offers this in a complementary form with variety in sizes, bedrooms and design. This contributes to the social diversity of the neighbourhood.</p> <p>The proposal is of a commensurate scale and intensity in terms of allowable provisions (density, height, setbacks etc) and therefore is compatible with the</p>

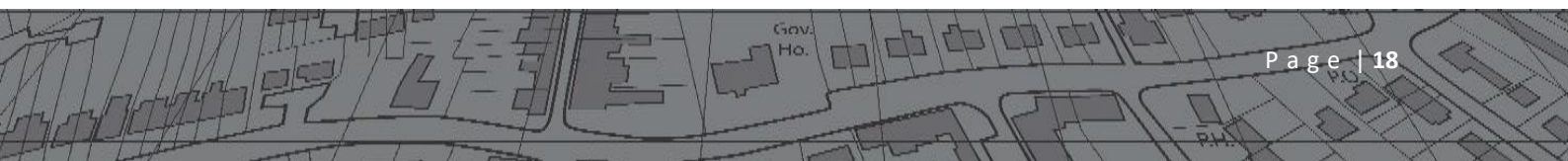


STRATEGIC FRAMEWORK	COMPLIANCE
<ul style="list-style-type: none"> <i>i in centres and areas of good public transport accessibility and infrastructure capacity;</i> <i>ii where compatible with the intended character of the area;</i> <i>b. low density residential development is provided:</i> <ul style="list-style-type: none"> <i>i in locations of limited public transport accessibility or infrastructure capacity; or</i> <i>ii where consistent with the intended subdivision pattern, built form, and character of the area</i> 	<p>character of the area. This is further evidenced by similar townhouse approvals at 36, 40 and 62 Timor Avenue – with the same number of townhouses on similar sized lots with similar layouts. The proposal offers medium density residential development in an identified and zoned low-medium density area where there is ample public services and connection as well as an established and emerging medium density character.</p>
<p>3.4.2 Element - Housing supply and diversity</p> <p>3.4.2.1 Specific outcomes</p> <ol style="list-style-type: none"> <i>1 A range of lot sizes and dwellings types including traditional housing, small lot housing, dual occupancy, auxiliary unit living, and terrace houses are provided to create diverse neighbourhoods with a range of household types.</i> <i>2 A variety of accommodation units including studio, one bedroom units and two bedroom units are provided in centres and locations of good public transport accessibility to meet the needs of small and single person households.</i> <i>3 Affordable housing and adaptable housing is provided throughout Logan to meet community needs.</i> 	<p>Complies</p> <p>The strategic framework includes strategic outcomes and elements relating to the provision of a range of house types, sizes and styles to meet projected housing needs of the surrounding area, as well as achieving appropriate design and place making outcomes. The provision of townhouses in lieu of apartments is considered to satisfy this criteria, as a variation of dwelling types are provided, creating a diverse neighbourhood and a variety of accommodation types. It is considered that, when addressing bulk, scale, mass and character, the proposed townhouses demonstrate characteristics similar to that of an apartment, which is an expected land use in the area.</p> <p>The location of the lot in relation to public and active transport links as well as an activity hub of commercial development renders the proposed development feasible when assessed to <i>meet the needs of small and single person households</i> as well as appropriately address provision of suitable infrastructure to meet community needs.</p>
<p>3.4.3 Element - Density</p> <p>3.4.3.1 Specific outcomes</p> <ol style="list-style-type: none"> <i>1 Residential density is in accordance with the intent of the relevant zone except that higher density development might be provided on premises, other than in a local plan area, in a lower density residential zone or Emerging community zone with sufficient infrastructure capacity:</i> <ol style="list-style-type: none"> <i>a. that:</i> <ol style="list-style-type: none"> <i>i fronts a road on the transit oriented development corridor as identified in Figure 3.12 - Transit oriented development; or</i> <i>ii is in a walkable catchment of a transit oriented development hub as identified in Figure 3.12 - Transit oriented development; or</i> <i>b. where:</i> <ol style="list-style-type: none"> <i>i environmental land or community infrastructure is secured for public benefit; or</i> <i>ii affordable housing or adaptable housing is secured;</i> <i>c. transitions to be compatible with an adjoining lot in a Residential zone category land.</i> 	<p>Complies</p> <p>Density is consistent with the allowable/prescribed and does not seek higher density than the Local Plan Area provisions.</p>





STRATEGIC FRAMEWORK	COMPLIANCE
<p>3.11 DESIGN, PLACE MAKING AND AMENITY</p> <p>3.11.1 Strategic outcomes</p> <ol style="list-style-type: none"> 1. Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible. 2. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people. 	<p>Complies</p> <p>As above, the proposal offers a high quality built form and appearance to the public realm. This includes a mix of materials and articulated form that engages and connects with the streetscape. Dwellings are attractive, functional, safe and accessible, enhancing the dwelling offering for the area.</p>
<p>3.11.2 Element - Design and place making</p> <p>3.11.2.1 Specific outcomes</p> <ol style="list-style-type: none"> 1. <i>Development creates a high quality, attractive and functional built environment that:</i> <ol style="list-style-type: none"> a. <i>provides highly desirable, attractive places that people want to be in;</i> b. <i>is responsive and sympathetic to the local topography and is consistent with and reinforces the intended character;</i> c. <i>is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area;</i> d. <i>defines and addresses roads through the height, bulk, scale, frontages and entrances of buildings;</i> e. <i>incorporates detailed design measures that create an attractive visual aesthetic;</i> f. <i>has landmark buildings of high architectural merit in nominated locations identified in a local plan or zone;</i> g. <i>creates or enhances views and vistas;</i> h. <i>enables pedestrians to move conveniently and safely along roads and public open space;</i> i. <i>provides places that can be accessed by people of all ages and abilities;</i> j. <i>strengthens the relationship between the built form, landscape and streetscape;</i> k. <i>integrates with public open space and the movement network;</i> l. <i>allows easy way finding for pedestrians;</i> m. <i>is adaptive to changes in use, lifestyle and demography;</i> n. <i>engenders civic pride.</i> 2. <i>Development is designed to support community safety by:</i> <ol style="list-style-type: none"> a. <i>providing casual and mechanical surveillance;</i> b. <i>providing legible environments;</i> c. <i>clearly delineating the boundaries between private and public open space;</i> d. <i>limiting the opportunities for graffiti and vandalism;</i> e. <i>reducing risk associated with potentially vulnerable places.</i> 	<p>Complies</p> <p>Reviewing the list of specific outcomes under this element, it is considered that the proposal:</p> <ul style="list-style-type: none"> • Provides a quality functional and attractive built form environment with mix of materials, finishes and variety in dwellings to cater for the community and housing need • Offers a built form and appearance that will positively contribute to and engage with the streetscape, improving safety, liveability and appreciation for the area. • Addresses the streetscape, offering casual surveillance and activation of public spaces with human scale pedestrian connectivity and entrances. • Creates and enhances views and vistas • Includes landscape embellishment of the streetscape contributing to the pedestrian and residential experience as well as way finding. • Creates delineation between the site and public realm, reinforcing the street edge and offering surveillance to support community safety.
<p>3.11.3 Element - Amenity</p> <p><i>Editor's note - Different parts of Logan have different types of amenity. The type of amenity to be expected in a highly urban environment is very different to that in a suburban environment or that in a rural environment.</i></p> <p>3.11.3.1 Specific outcomes</p> <ol style="list-style-type: none"> 1 <i>The level of amenity to be expected varies throughout Logan where:</i> <ol style="list-style-type: none"> a. <i>in highly urbanised locations, such as in and around centres, the amenity is commensurate with a highly urbanised environment that involves activity at all hours, high levels of pedestrian movement and noise from urban activities such as restaurants and entertainment uses;</i> 	<p>Complies</p> <p>The site is in a highly urbanised area and a precinct earmarked for significant increase in dwelling intensity and yield. The proposal appropriately responds to this envisioned character, reflecting a typology and development outcome previously approved on the site and commensurate with surrounding and immediately adjacent forms (i.e. 2-storey townhouses).</p> <p>The proposed development is considered to satisfy the intent of the Strategic</p>





STRATEGIC FRAMEWORK	COMPLIANCE
<ul style="list-style-type: none"> b. <i>in suburban locations, such as in a Low density residential zone, the level of amenity is commensurate with a suburban environment and noise is primarily associated with domestic living environments;</i> c. <i>in rural residential locations, such as in a Rural residential zone, the level of amenity is commensurate with a rural residential environment where:</i> <ul style="list-style-type: none"> i. <i>there are very low density living environments with some low level noise, odour and visual amenity impacts;</i> ii. <i>in areas suitable for rural production, such as in the Cottage rural precinct, there are noise, odour and visual amenity impacts associated with rural production;</i> d. <i>in rural locations, such as in a Rural zone, the level of amenity is commensurate with a rural environment where noise, odours and visual amenity associated with cropping, stock, and land management predominate.</i> <p>2 <i>People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.</i></p> <p>3 <i>Residential amenity is protected by:</i></p> <ul style="list-style-type: none"> a. <i>ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in a residential zone category;</i> b. <i>ensuring Residential activities are not located in areas where they will be subject to environmental harm or environmental nuisance from existing or planned uses that generate emissions;</i> c. <i>designing an Accommodation activity in a zone, other than in a residential zone category, in a way that adequately protects the amenity of residents.</i> <p>4 <i>Residential amenity is provided by creating residential environments that:</i></p> <ul style="list-style-type: none"> a. <i>protect the privacy of residential living by preventing unacceptable overlooking;</i> b. <i>provide adequate access to sunlight and daylight;</i> c. <i>are not adversely affected by overshadowing;</i> d. <i>provide adequate private and shared outdoor amenity space for residents.</i> <p>5 <i>Sensitive land uses are appropriately sited and designed to mitigate adverse impacts on development from environmental emissions generated by State transport infrastructure.</i></p>	<p>Framework relating to design and placemaking as well as amenity, through compliance with a range of factors. The bulk of the development is not overbearing in nature; is reasonably expected in a low-medium density residential environment; and in keeping with the intent of the area. The development exhibits a high quality design, commensurate to the surrounding context, incorporating a detailed building façade that results in an interesting visual aesthetic.</p> <p>Ample private and communal open space is offered to allow active and passive recreation opportunities. These open space and landscaped areas also provide a visual/acoustic break to the boundaries and adjoining dwellings improving amenity.</p> <p>The residential amenity of a low-medium density residential use in a planned residential area is not envisioned to be of concern, with limited interaction of adjoining sites/dwellings and protection of amenity elements such as acoustics, privacy, overshadowing and recreation all considered and appropriately managed.</p>

Based on the above assessment, the proposal appears facilitative and supportive of the key Strategic framework provisions despite a minor inconsistency in terms of dwelling typology for the Residential Frame Precinct.

6.4 Zone Code

6.4.1 Zone Purpose & Overall Outcomes

The subject site is included in the Low Medium Density Residential Zone as illustrated in **Figure 10** below.

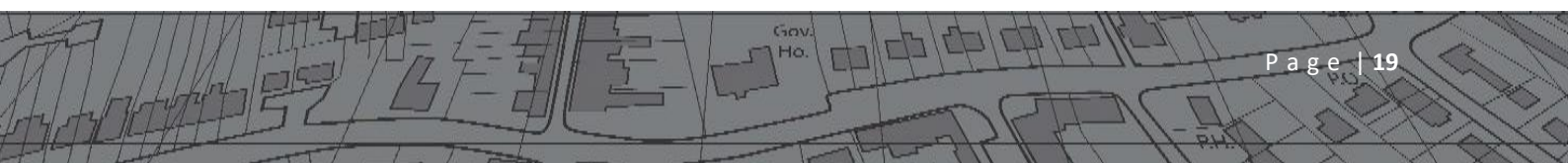




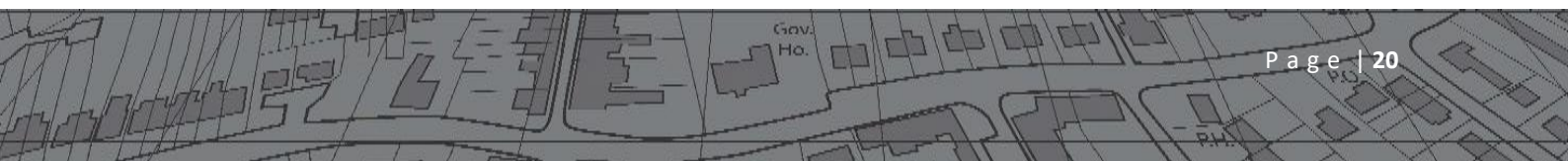
Figure 10: Zone Mapping Extract (Source: Logan)

Please refer to **Appendix 1** where the development has been assessed against the applicable assessment criteria for the Local Area Plan and Section 6.9 of this Report which provides a detailed description of the proposed alternative solutions and their compliance with the relevant performance outcomes. The following assessment of the proposal against the Local Plan and Zoning purpose and relevant Overall Outcomes is provided to demonstrate the development does not conflict with Planning Scheme. The following responses should be read in conjunction with the information provided within Section 6.9 of this Report.

The purpose of the Loganholme Local Plan Code is to:

- a) *provide residential densities and uses to achieve housing choice within the local plan area;*
- b) *provide ground floor retail and commercial activities of an appropriate scale to service the needs of the Loganholme local plan area and surrounding areas;*
- c) *support urban consolidation to achieve infrastructure efficiency;*
- d) *provide levels of privacy, safety and amenity reasonably expected in a predominantly residential environment;*
- e) *enhance and develop the identity and distinctive character of the Loganholme local plan area and its precincts.*

The proposed development is considered to meet the purpose of the Low-medium density Residential Zone in that it adds to the variety of dwelling types within the Loganholme locality and delivers Multiple Dwelling development in accordance with desired density targets to maximise consolidation and infrastructure efficiency. The proposal considers and responds to matters of privacy, safety and amenity through suitable

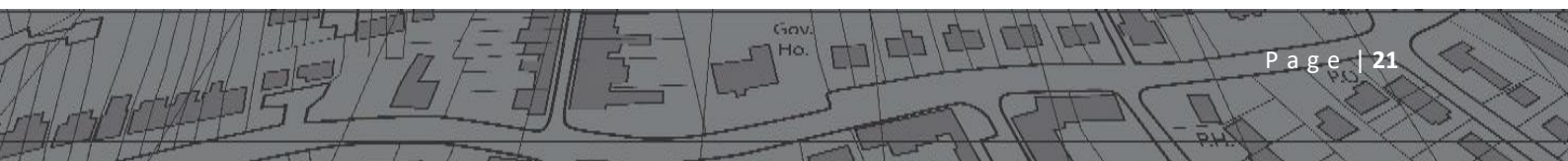




design inclusions, such as height, setbacks, outlooks, orientation, landscaping and the like and is a suitable development for the site and area in delivering key housing supply.

Table 7: Zone Overall Outcomes

OVERALL OUTCOME	ACHIEVED/ N/A
a) The local plan area is a mix of residential land uses accommodating a variety of housing types and local and neighbourhood centre activities;	Complies – The proposal seeks a mix of residential uses and variety in housing typologies.
b) The pedestrian and cycle network provides direct and safe links through the local plan area to connect local residents to parks, centres and public transport;	Complies – The proposal does not detract from or impact the wider connectivity network.
c) Built form facilitates a safe and interesting public realm by: <ul style="list-style-type: none"> i enabling positive casual surveillance and engagement of streets, pedestrian pathways, parks and public gathering spaces; ii creating a visually attractive streetscape by presenting a range of building materials, distinctive entrances, quality street furniture and landscape treatments; iii integrating seamlessly pedestrian areas within development sites with the streetscape; iv incorporating appropriate road boundary clearances and building separation to protect and provide privacy for residents; v ensuring that building size and bulk is consistent with the character of the residential environment; 	Complies – The proposal contributes to the safety and interest of the streetscape and public realm through: <ul style="list-style-type: none"> • Considered design including passive surveillance and addressing/fronting the streetscape • Offering a distinct and quality built form and mix of materials, entrances and landscaping • Engaging the streetscape with pedestrian connectivity and open spaces • Achieving a suitable front boundary setback in compliance with the prescribed setbacks. • Presenting a complimentary and consistent built form character in terms of bulk, height and size.
d) Building heights: <ul style="list-style-type: none"> (i) are tallest in the Bismark Street neighbourhood centre precinct; (ii) elsewhere, are tallest in the Byrants Road local centre precinct, Residential core precinct, and Residential frame precinct, and transition down to the Residential choice precinct, Suburban residential precinct and Large lot residential precinct; 	Complies – The building height is consistent and complimentary to its surrounds, which is predominantly 1-2 storey and consistent with the maximum 3-storey allowance for the area.
e) the design of the built form: <ul style="list-style-type: none"> (i) is responsive to site characteristics, including the shape, frontage, size, orientation and slope; (ii) has a building bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character; (iii) contributes positively to the immediate streetscape with highly articulated buildings and detailing; 	Complies - The proposed built form is considerate of the site configuration and interfaces to adjoining buildings. This includes maintaining a complementary height and setbacks to these interfaces as well as utilising the irregular site shape and offering landscaping to the side/rear boundaries and along the streetscape.
f) – j) N/A – as an unrelated precincts	N/A
k) In the Residential frame precinct: <ul style="list-style-type: none"> (i) land uses comprise: <ul style="list-style-type: none"> A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, 	Response – While not an apartment typology, the surrounding (and adjacent) townhouse development character and overwhelming need for residential housing (including the SEQRPs target for the low-rise attached housing typology within Logan) provides





OVERALL OUTCOME	ACHIEVED/ N/A
Rooming accommodation, Sales office or Short-term accommodation; or B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function facility, small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop; (ii) a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy; (iii) the built form is characterised by a walkable urban compact neighbourhood with low-medium intensity multi-storey housing and high levels of amenity; (iv) development has a: A. building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character; B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;	considerable support to the proposal overcoming this minor conflict with the OO. The proposal is a use that caters for a demonstrated need, does not undermine the viability of nearby centres and is a built form commensurate with the intensity of the area. Further the building height and scale/bulk is responsive to the surrounding properties and the proposal results in a consistent density as mapped for the site. The proposal overwhelmingly upholds the salient provisions of this OO
l) N/A – as an unrelated precinct	N/A

The purpose of the Low-medium density residential zone is to provide for–

- (a) a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and*
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.*

The local government purpose of the Low-medium density residential zone code is to:

- (a) provide a range of low to medium density dwelling types to achieve housing choice;*
- (b) support urban consolidation to achieve infrastructure efficiency;*
- (c) provide a mix of dwelling types and non-residential development of an appropriate scale that services the local residents' daily needs;*
- (d) provide levels of comfort, quiet, privacy, safety and amenity reasonably expected in a predominantly residential environment.*

The proposed development is considered to meet the purpose of the Low-medium density Residential Zone in that it adds to the range of low to medium density dwellings through the delivery of a Multiple Dwelling development in a townhouse built form arrangement in accordance with desired density targets and maximises consolidation and infrastructure efficiency. The development provides provisions for privacy, safety and residential amenity and also aims to incorporate substantial areas of private and communal open space to boost the residential amenity of the proposal and area.

6.5 Overlay Mapping & Codes

The applicable Overlay Mapping and associated Codes applying to the site are summarised as follows. Please refer to Appendix 1 for assessment of the development against the relevant Codes. Detailed discussion of alternative solutions is addressed in sub section 6.8. The following summary of the relevant Codes is provided.

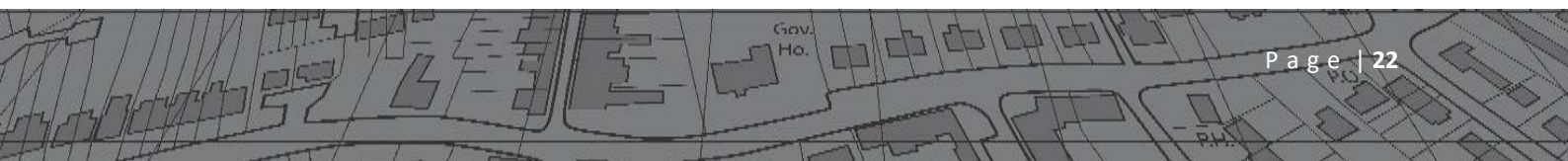
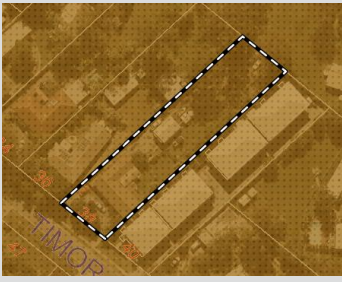





Table 8: Overlays

Overlay Map	Overlay Code	Relevance/Comment
	ACID SULFATE SOILS	An Acid Sulphate Soils Management Plan will be completed for the proposed development and provided as part of a future Operational Works application. As a result, no further assessment against the Code has been provided at this time.
	FLOOD HAZARD	The subject site contains a very small area in the south-western corner identified as impacted by the Flood Hazard Overlay (particularly the very low risk area). The proposed Townhouse complex has been designed to be unaffected by this Code. As a result, no further assessment against the Overlay Code has been undertaken.

6.6 Use & Development Codes

The following summary of the relevant Codes is provided please also refer to Appendix 1 which contains the detailed response to each of the relevant Use and Development Codes applying to the application. Detailed discussion of alternative outcomes is addressed in sub section 6.8.

Table 9: Use and Development Codes

Use & Development Codes	Relevance/Comment
Multiple, Rooming Accommodation & Short-Term Accommodation	A full assessment has been undertaken against the Multiple, Rooming Accommodation and Short-Term Accommodation Code and is detailed in Appendix 1 . Where non-compliance with accepted outcomes have been raised, further justification is provided in Section 6.9 of this Report.
Filling & Excavation	An Engineering Services Report including civil design drawings is provided within Section 4 – Specialist Reports . A complete response to the Filling and Excavation Code demonstrating compliance is also provided.
Infrastructure	An Engineering Services Report including civil design drawings is provided within Section 4 – Specialist Reports . A complete response to the Infrastructure Code demonstrating compliance is also provided.
Landscape	Please see the attached Statement of Landscape Intent in Section 4 – Specialist Reports detailing compliance with the Landscape Code and outlining the proposed landscaping treatments for the development.
Servicing, Access & Parking	A Traffic Assessment Report including civil design drawings is provided within Section 4 – Specialist Reports . A complete response to the Services, Access and Parking Code demonstrating compliance is also provided.



6.7 Planning Policies

The development complies with all relevant policies.

6.8 Infrastructure Charges

It is noted that infrastructure charges will be levied in accordance with Council’s Adopted Infrastructure Charges Resolution (AICR). Please refer to the table below to inform the below calculations:

Table 10: Infrastructure Charges

USE TYPE	QUANTITY X CHARGE	TOTAL
Multiple Dwelling	11 x 3 & 4-bed units @ \$37,754.70	\$415,301.70
Less Credits (existing Dwelling Houses)	1 x \$37,754.70	-\$37,754.70
Total Applicable Charge		\$377,547.00

6.9 City Plan Non-Compliance & Alternative Outcomes

The following section provides a detailed assessment of the alternative outcomes proposed in relation to non-compliances with the Acceptable and Performance Outcomes applicable to this proposal.

In addition, a summary of the Relevant Matters the applicant puts forward to justify the approval of this application are provided in section 6.10 of this report.

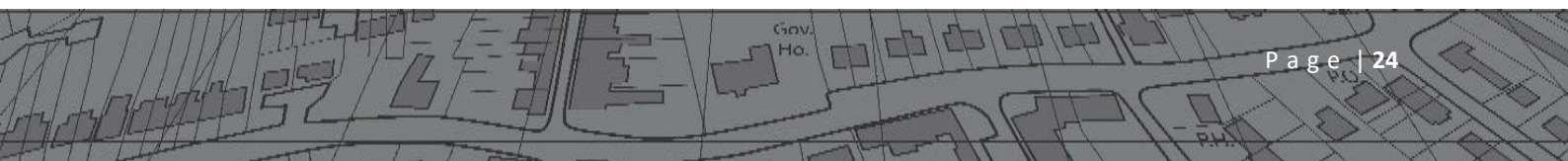
6.9.2 Loganholme Local Plan – Land Use

PO43 of the Loganholme Local Plan state:

<p>PO43 <i>A use in the Residential frame precinct is a use identified in overall outcome 7.2.6.3(3)(j)(i).</i></p>	<p>AO43 <i>No acceptable outcome provided.</i></p>
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The Applicant acknowledges that the residential typology of townhouses is not strictly identified for the Residential Frame Precinct, notwithstanding the proposal leverages compelling relevant matters (refer Section 6.10) to justify the non-compliance and has undertaken a detailed assessment of the Overall Outcomes and Strategic Framework to confirm the typology as suitable.

Please refer to Section 6.3 where a robust assessment of the Strategic Framework is offered, though in summary we note that the strategic framework includes strategic outcomes and elements relating to the provision of a range of house types, sizes and styles to meet projected housing needs of the surrounding area, as well as achieving appropriate design and place making outcomes. The provision of townhouses in lieu of apartments is considered to satisfy this criteria, as a variation of dwelling types is provided, creating a diverse neighbourhood development-wise, with a variety of accommodation types.





It is further considered that, when addressing bulk, scale, mass and character, the proposed townhouses demonstrate characteristics similar to that of an apartment, which is an expected land use in the area.

Lastly, the location of the lot in relation to public and active transport links as well as an activity hub of commercial development renders the proposed development feasible when assessed to *meet the needs of small and single person households* as well as appropriately address provision of suitable infrastructure to meet community needs.

6.9.3 Multiple Dwelling, Rooming Accommodation & Short-Term Accommodation Code – Private Open Space

PO6 and AO6 of the Multiple Dwelling, Rooming Accommodation and Short-Term Accommodation Code states:

<p>PO6 A Multiple dwelling provides private open space for each dwelling that:</p> <ul style="list-style-type: none"> a. is well-proportioned and functional; b. promotes outdoor living as an extension of the dwelling. 	<p>AO6 A Multiple dwelling has a private open space area: for a townhouse, that:</p> <ul style="list-style-type: none"> a. complies with Table 9.3.5.3.2 - Private and communal open space; b. has a minimum dimension of 5 metres; c. is directly accessible from the main living area; d. has a gradient less than five percent; or <p>for an apartment, that:</p> <ul style="list-style-type: none"> e. complies with Table 9.3.5.3.2 - Private and communal open space; f. has a minimum dimension of 2.5 metres; g. is directly accessible from the main living area; h. has a gradient less than five percent.
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The proposed development fails to meet the requirements of Acceptable Outcome 6 given not all of the courtyards achieve the minimum dimension of 5m.

The proposed layout results in a minimum dimension of 3.02m for Townhouse 1, 3.09m to Townhouse 11, and 3.5m to the other 9 townhouses. This is because the design utilises the south-western side setback to create the courtyards. All courtyards however are proposed at an area of 25m² or greater meeting the minimum area.

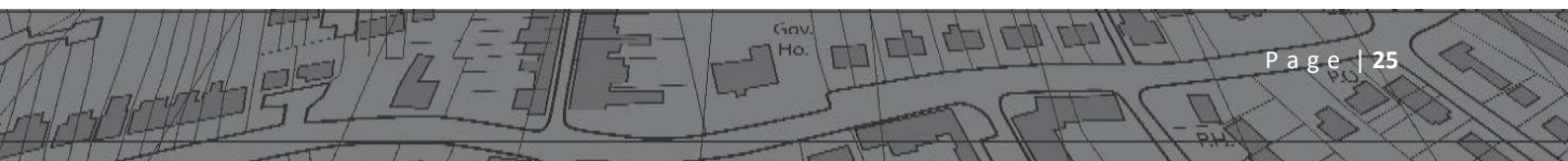
It is concluded that the minor variance from the minimum courtyard dimensions identified within AO5 achieves compliance with PO5 as outlined below.

PO5 states that Multiple dwelling must provide private open space for each dwelling that:

- (a) is well-proportioned and functional;

Response

The courtyards are regularly shaped, well-proportioned and functional resulting in an area that can easily be utilised by future residents. All courtyards will contain a patio that connects with the dwelling’s living spaces and provide further functionality in addition to outdoor recreation opportunities.





- (b) *promotes outdoor living as an extension of the dwelling.*

Response

All proposed courtyards are easily accessible from the ground floor and appear as an extension of the dwelling given that they directly adjoin the open plan living kitchen and dining areas of each townhouse.

6.9.4 Multiple Dwelling, Rooming Accommodation & Short-Term Accommodation Code – Communal Open Space

PO7 and AO7 of the Multiple Dwelling, Rooming Accommodation and Short-Term Accommodation Code states:

<p>PO7 A Multiple dwelling provides adequate and useable communal open space for each dwelling to meet the needs of the residents having regard to the:</p> <ul style="list-style-type: none"> a. location and accessibility of a park within a walkable catchment; b. area of a park available for passive and active recreation. 	<p>AO7 A Multiple dwelling has a communal open space area:</p> <ul style="list-style-type: none"> a. for a townhouse, that: <ul style="list-style-type: none"> i. complies with Table 9.3.3.3.2 - Private and communal open space; ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent; or b. for an apartment, that: <ul style="list-style-type: none"> i. complies with Table 9.3.3.3.2 - Private and communal open space; ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent.
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The proposed development fails to meet the requirements of Acceptable Outcome 7 as the minimum dimension for the communal open space is 5.76m, less than the 7.5m sought by AO7.

It is important to note that the communal open space proposed meets the 90 square metre minimum requirement where 9 of the 11 dwellings have less than 35 square metres of private open space.

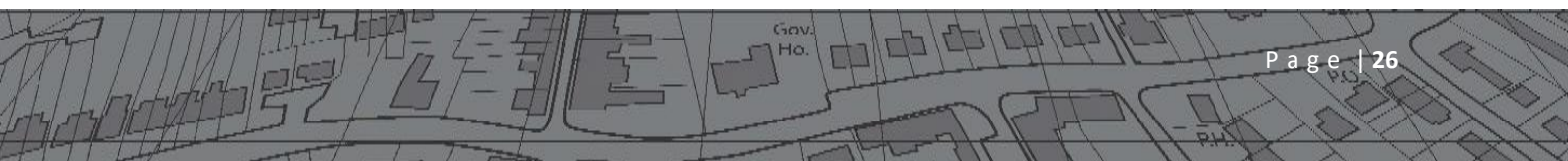
It is concluded that the minor variance from the minimum dimension within AO7 achieves compliance with PO7 as outlined below.

PO7 states that a Multiple dwelling provides adequate and useable communal open space for each dwelling to meet the needs of the residents having regard to the:

- a. location and accessibility of a park within a walkable catchment
- b. area of a park available for passive and active recreation.

Response

The subject site is proximate to Atlantic Park – a small local park on Atlantic Drive, and Cornubia Park, both within a 20 minute walk of the site. While Atlantic Park is small and offers limited area for recreation, Cornubia Park has a sporting facility and playground. Additionally, despite not meeting the minimum dimension, the COS proposed will meet the minimum area requirement and would be adequate and usable for all residents.





6.10 Relevant Matters

Section 45(5) of the *Planning Act 2016* outlines that the assessment of Impact Assessable applications may be carried out against, or having regard to, any other relevant matter. Council may support a non-compliance with their Planning Scheme whereby 'relevant matters' can be demonstrated for an application.

The Act permits for a LGA Council to support a technical non-compliance with the Planning Scheme where suitable relevant matters are proposed and, in this instance, the primary non-compliance triggering consideration of relevant matters is the dwelling typology of townhouses in lieu of the prescribed Apartment typology as identified for the precinct. The relevant matters also add additional weight and justification to the minor non-compliance in regard to setbacks and private open space provision.

While a detailed justification of each non-compliance has been provided in Section 6.9 of this Report which demonstrates that perceived conflicts with the Planning Scheme can be overcome, the following relevant matters are also provided to justify approval of the proposed development:

- The current assessment benchmarks of the Planning Scheme (Version 9.2) are considered to have been surpassed by a relevant change of circumstances (i.e. a well-documented dwelling supply shortage) which significantly reduces the relevance of a strictly apartment typology in lieu of more marketable and cost effective (construction wise), and desired townhouse typology. Particularly as the latter achieves the applicable density and being located on land that is well-located and suitable for development uplift.
- There is a planning need and economic benefit to permit this development in its proposed form. The Regional Plan sets a benchmark of 235,900 new dwellings to be provided within the Logan local government area by the year 2046. Of which, the SEQRP benchmarks that 18% (42,462) be provided in a low-rise attached format (e.g. duplex, row or terrace housing, townhouses, triplexes or quadruplexes) by the year 2046. This proposal is considered an appropriate development outcome for the site and directly responds to the benchmarks set out by the SEQRP by providing well-located infill housing opportunities which is generally unconstrained by natural hazards over the site.
- More specifically, within the Logan LGA, the SEQRP 2023 sets a dwelling growth target of 18% of all new dwellings to be within the low-rise attached typology, for which townhouses are categorised. Conversely, the SEQRP 2023 identified 0% of new dwelling falling within the Medium-rise attached typology (ie: small scale apartments). Accordingly, it is considered that the SEQRP 2023 update now supersedes the intent of the Loganholme Local Plan Area with specific regards to the proportional mix of low-rise attached and medium-rise attached dwelling typologies. Rather, the proposal as submitted is considered to better align with the higher order and more recent SEQRP 2023 targets.

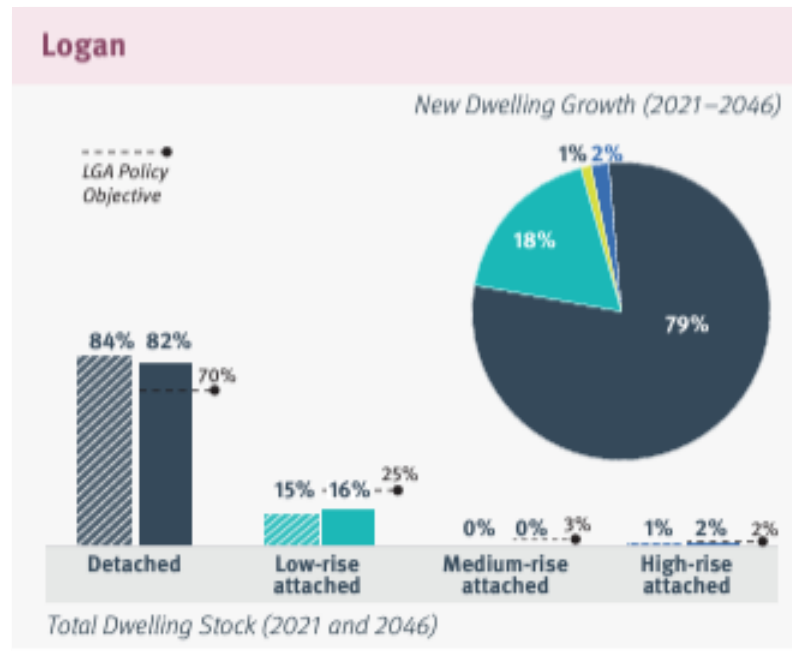


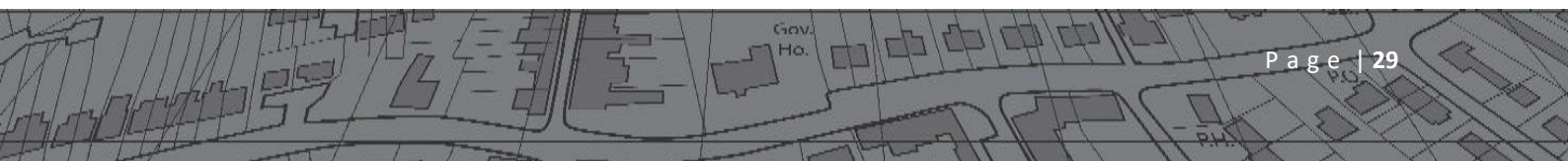
Figure 11: Logan LGA SEQRP Dwelling Growth Targets

- The proposal, while modest, presents increased density in a well-located site that manages amenity impacts on all interfaces. The increased number of dwellings (10 additional homes) by the proposal does not result in undue impacts and is heavily supported by a housing need and current shortfall on supply.
- Council’s Draft Planning Scheme (Logan Plan) was open for community consultation from 1 September 2025 to 31 October 2025. Accordingly, the COTY Principle maybe been adopted given the Draft planning Scheme has been displayed on public consultation, to give weight to the Draft Scheme through Council’s assessment of the application. Notably, the Draft Planning Scheme proposes amendments to the Loganholme Local Plan area which has removed the distinction between Multiple Dwellings (Apartments) and Multiple Dwellings (Townhouses) within the LAP. Subsequently, the Level of Assessment Table no longer identifies Multiple Dwellings (townhouses) within the Residential Framer Precinct as Impact Assessable. Furthermore, Overall Outcome 23 no longer distinguishes between the Multiple Dwelling housing typology and does not expressly seek an apartment outcome. Accordingly, the proposed development, for Multiple Dwellings (Townhouses) is consistent with the policy direction of the Draff Logan Plan.
- Additionally, further advancing the contextual argument, there are a number of instances of townhouse typologies being approved by Council in the surrounding area and within the same precinct as the subject site, which subsequently raise question as to the relevance of the assessment benchmark in the light of changed circumstances as is an example of a relevant matter under the Act. These instances include:
 - The immediately adjacent development at 36 Timor Avenue (MCUI/37/2025) under the Logan Planning Scheme 2015 (Version 9.1);
 - The immediately adjacent development at 40 Timor Avenue (MCUI/38/2017) under the Logan Planning Scheme 2015 (Version 1.1);
 - 18 townhouses located at 46-48 Timor Avenue in 2025 (MCUI/71/2024) under the Logan Planning Scheme 2015 (Version 9);



- 19 townhouses previously approved at 46-48 Timor Avenue in 2016 (MCUI/27/2016) under the Logan Planning Scheme 2015 (Version 1.1);
- 23 townhouses located at 64 and 66 Timor Avenue (MCUI/18/2019) under the Logan Planning Scheme 2015 (Version 6); and
- 62 Timor Avenue (MCUI/61/2022) for 11 townhouses under the Logan Planning Scheme 2015 (Version 8.1).

For the above reasons, relevant matters are considered to support the proposed townhouse development and minor deviation for the Planning Scheme provisions in terms dwelling typology, setbacks and private open space offerings.





7.0 Conclusion

This Planning Report has provided an assessment of the proposed Multiple Dwelling development against the relevant elements of the planning legislative framework, particularly at both the State and Local Government level.

In summary the outcome of the assessment and in particular the complimentary statutory planning and contextual circumstances applying to the site and development, clearly support approval of the application. More specifically and in conclusion:

- The land use is Impact Assessable by virtue of the administrative dwelling typology only and the overarching Multiple Dwelling land use is entirely contemplated by the Loganholme Local Plan – Residential Frame Precinct and underlying zone of Low-medium Density Residential.
- The development has been assessed against the provisions of all relevant Codes of the Logan Planning Scheme 2015 and whilst alternative outcomes have been provided, the preceding assessment amply demonstrates that the relevant Code Performance and Overall Outcomes are nonetheless complied with other than dwelling typology which is suitably justified against the Strategic Framework and in consideration of several Relevant Matters.
- Similarly, the proposal is considered appropriate development within the Urban Footprint designation of the South East Queensland Regional Plan 2023.
- A number of specialist and technical reports have been prepared in support of the proposal.
- It is considered that Townhouses will be more consistent with neighbourhood character than apartments, as surrounding development is largely of a lower density, comprised mainly of single detached dwellings. As such, 2-storey townhouses will have less of an impact on surrounding properties as it will be more consistent with the character and built form of the surrounding area.
- The proposed development is further supported by a suite of other relevant matters including but not limited to the current housing and affordability crisis (noting slab on ground construction as substantially more affordable than apartment typologies) and the policy direction set out through the Draft Logan Planning Scheme which does not expressly seek to prevent a townhouses dwelling typology within the Residential Frame Precinct.
- In summary, the development is deemed to be a desirable use having regards to the site's land use, zone and context, optimising its location within a transitioning suburb and relatively convenient location to urban services and public transport. Overall, the development provides a high quality and contemporary design outcome and remains consistent with the intent of future development within the locality.

It is therefore recommended, that Council favourably consider the application and impose reasonable and relevant conditions as part of its approval.

