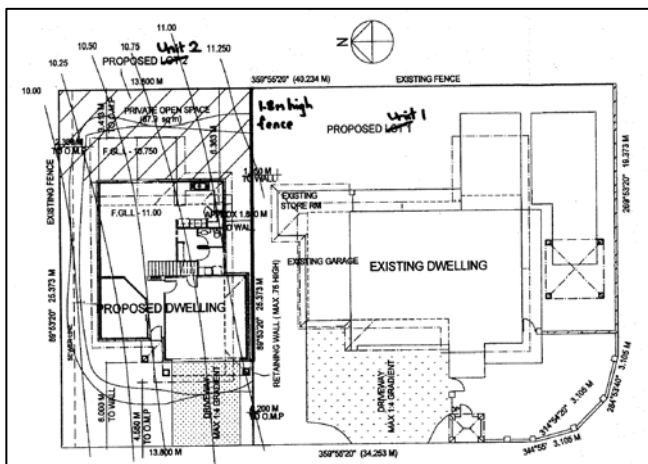


TOWN PLANNING ASSESSMENT REPORT



**33 Borambil Road,
Shailer Park 4128**

Lot 369 on RP138512

Project No. 8029

Proposed Material Change of Use – Dual Occupancy

June 2026

REPORT CONTROL SHEET

Report Title	Town Planning Assessment Report 8029
Site Address	33 Borambil Road, Shailer Park
Our Ref No	8029
Date	June 2026
Author	Ian Adams – Principal Town Planner

COMPANY DETAILS

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Disclaimer:

This report is a professional opinion based on the information available at the time of writing. It is not intended as a quote, guarantee or warranty and does not cover any latent defects.

This report will comment on Town Planning aspects of the project and may outline probable costs but the extent of the commission of The Planning Place Pty Ltd does not extend to detailed cost feasibility, as such the costs should not be relied on for financing arrangements.

This report has been prepared specifically for the aforementioned client, site and project. It has been written solely for the purpose of providing town planning advice on the above issues for Council for this development site. Please note that this report has been compiled based on the information that is current at the time of report printing, and that the recommendations supplied within this report are based solely on the above.

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Appendix A – Assessment of Development Codes

Appendix B – Proposal Plans

Appendix C – Land Owners Consent

1.0 EXECUTIVE SUMMARY

Premises Details			
Applicant	Sustainable Planning Pty Ltd		
Name of Owner	Antonio Campisi & Carmela Campisi		
Site Address	33 Borambil Road, Shailer Park		
Real Property Description	Lot 369 on RP138512		
Area of Site	1012m²		
Pre-lodgement / Consultation history	Nil		
Applicable Assessment Details			
Zone	Low Medium Density Residential Zone – Large Suburban		
Local Plan	N/A		
Overlays	Landslide Residential		
Public Notification	Yes		
Assessment Manager	Logan City Council		
State Planning Policy	State Planning Policy 2017		
South East Queensland Regional Plan	Urban Footprint		
State Assessment and Referral Agency	N/A		
State Development Assessment Provisions	N/A		
Proposed use as defined in City Plan	Dual-Occupancy		
Level of Assessment	Impact Assessment		
Details of proposal	Material Change of Use (MCU) / Building Works (BW)		
	▪ Site Cover	38.5%	
	▪ Building height	7.88m	
	▪ Number of car parks	4	
	▪ Number of storeys	2	
	Reconfiguration of Lots		
	▪ Number of existing lots	N/A	
	▪ Number of new lots	N/A	
	Application type	Aspects of Development	Type of Approval Requested
Preliminary ApprovalDevelopment Permit			
Material Change of Use (MCU)			✓
Material Change of Use (ROL)			
Building Work (BW)			
Operational Work (OW)			

Plans / Reports	Drawing No.	Title	Prepared By	Date
Proposal Plans				
	1 of 8	Existing Dwelling – Lower Floor Plan	W.H. Wilson	16-06-2008
	2 of 8	Existing Dwelling – Upper Floor Plan		
	3 of 8	Existing Dwelling - Elevations		
	4 of 8	Existing Dwelling – Elevations		
	1 of 3	Site Plan		
	5 of 8	Proposed Dwelling – Floor Plan		
	6 of 8	Proposed Dwelling - Elevations		
	7 of 8	Proposed Dwelling - Elevations		

I declare that the development application is properly documented to meet *the Planning Act 2016 (PA)* requirements as a properly made application, including all relevant application forms, consent of the landowner/s and mandatory information.

Signed:



Name:

.....
Ian Adams
Principal Planner

Date:

June 2026

2.0 INTRODUCTION

This Assessment Report has been prepared by The Planning Place in respect to a Development Permit for Material Change of Use for Dual Occupancy over land described as Lot 369 on RP138512, situated at 33 Borambil Road, Shailer Park.

This report should be read in conjunction with the **Appendix B** - Proposal Plans referenced in the executive summary and enclosed as part of this development application.

The report reviews the characteristics of the site, its locality, describes the proposed development and evaluates the relevant town planning issues and requirements. The report is an assessment of the facts, conditions and statutory planning legislation pertaining at the time of preparation of this report.

This report will address the relevant provisions of the *Planning Act 2016* and the requirements of the policies and codes of the *Logan Planning Scheme 2015* as it relates to this proposal.

Type of Application

An application is made for **Development Permit** (s.49(3) PA) for Material Change of Use for Dual Occupancy to be processed in accordance with s.51 of the *Planning Act 2016*.

Level of Assessment

The Planning Scheme identifies this development application is subject to **Impact Assessment**.

3.0 THE PROPOSED DEVELOPMENT

It is proposed to establish a dual occupancy at 33 Borambil Road, Shailer Park.

The existing dwelling house is to be retained on site, with the new dwelling constructed in the northern part of the allotment.

Both dwellings are two storeys in height, with individual vehicular access points onto Borambil St.

The proposal is subject to Impact Assessment, as the site is contained within the Large Suburban Precinct of the Low Density Residential Zone.

It is to be noted that an approval for an identical scope of works was issued by Council in 2008 (**MCUI/116/2008**).

The approval was not carried out within the currency period, hence the need to seek approval once more.

Given this approval, it is considered to be within the reasonable expectations of people within the locality for a Dual Occupancy to be constructed at this location.

Other Dual Occupancies approved by Council are located nearby, including 35 Borambil St – directly abutting the subject site to the north and 2 Alba St, north west of the subject site. As such, the proposed use is not out of keeping with the area.

The subject site is located on a corner, with the long frontage addressing Borambil St of approximately 40m in length. The two dwellings are only visible from this frontage. Typical frontage width of lots within the area with a single frontage is approximately 25m. There is little discernible difference in the appearance of the site (2 dwellings for 40m of frontage) when viewed from the public realm, compared with the remainder of the area (1 dwelling per 25m of frontage).

With respect to impacts upon adjoining uses, as discussed above, the adjoining site to the north contains a dual occupancy, hence impacts are reciprocal. The only other adjoining dwelling is to the east, where the length of building abutting the common boundary with the subject site is approximately 25m. On the subject site, the length of building where in close proximity to the boundary, is only 10m. The remainder of the buildings on the subject site are setback at least 6m from the common boundary. This distance assists in mitigating any impacts from the new building.

As such, it is considered that the impact upon the property to the east is easily in accordance with what a single dwelling results in, given commonplace setback and building allowances, and the form of development within the locality.

It must be noted that Council does not prohibit the development of the site for the purpose of a Dual Occupancy, and allows such a proposal to be assessed upon its individual merits, with due consideration of potential impacts. It is considered that it has been demonstrated that the proposal is of merit, and will not result in unreasonable visual impact upon the public realm, nor unreasonable amenity impacts upon adjoining properties, and thereby warrants approval.

An assessment against the development codes has been undertaken, and the proposal has demonstrated compliance with all assessment benchmarks as specified in the *Logan Planning Scheme 2015*. Refer to **Appendix A** for a full assessment of the development.

4.0 SITE CHARACTERISTICS

The subject lot is currently improved with a dwelling house. The below photographs contain in **Figure 1** show the subject land and adjoining lots.



Subject Premises: 33 Borambil Rd, Shailer Park



Adjoining Premises: 4 Terang Street, Shailer Park



Adjoining Premises: 35 Borambil Rd, Shailer Park



Adjacent Premises: 42 Borambil Rd, Shailer Park

Figure 1 – Site Photographs

4.1 Surrounding Land Use and Existing Built Form of the Area

The subject site is located in Logan City Council. The surrounding land uses consists of residential lots, dwelling houses, schools, parks, and the other public uses. Please refer below to **Figure 2** for site locality, **Figure 3** for aerial photography and **Figure 4** for zoning.

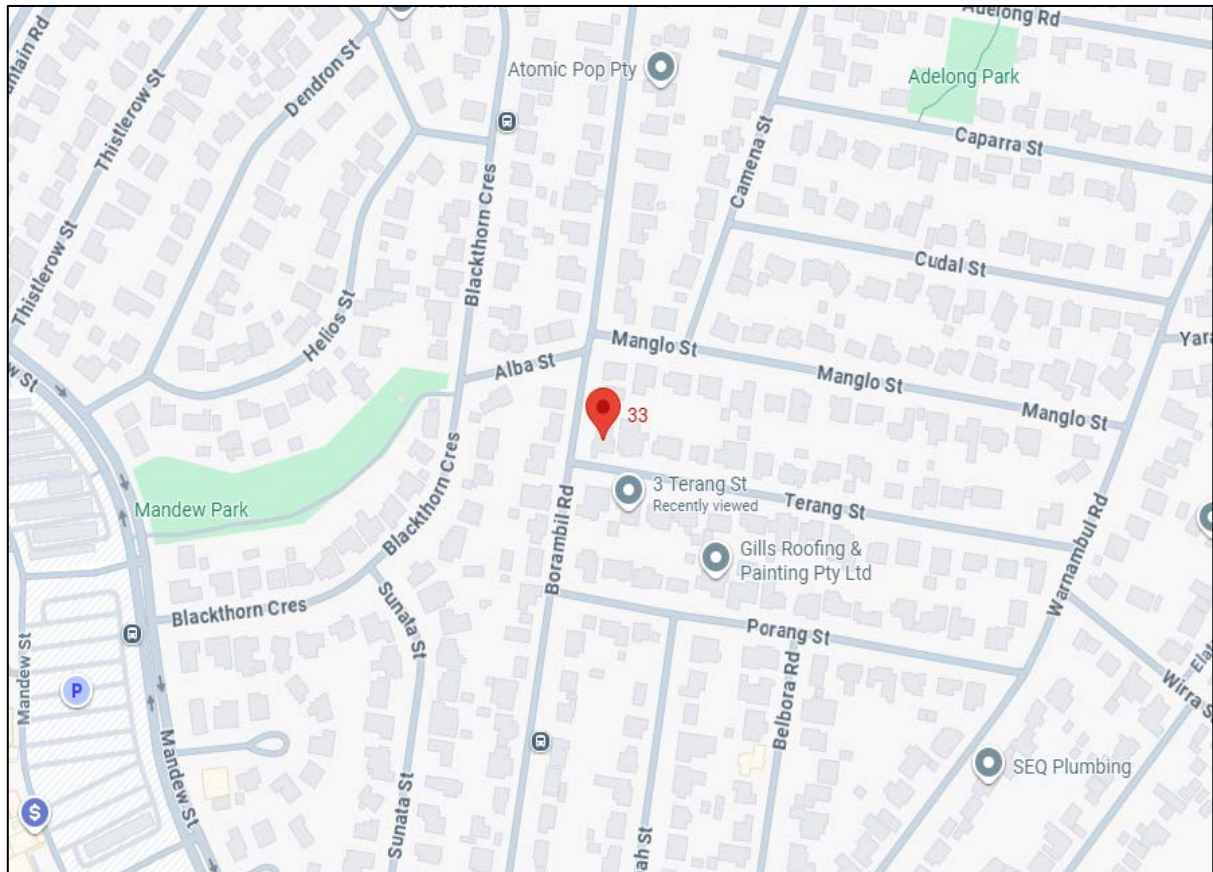


Figure 2– Site Locality



Figure 3 – Aerial Photography



Figure 4 – Zoning Map of Premises

5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

The following sections are in regard to state and regional planning framework assessment material.

5.1 State Planning Policies

Logan Planning Scheme 2015 has identified that the State Planning Policies have been appropriately reflected within the scheme.

5.2 ShapingSEQ: South East Queensland Regional Plan 2017

The proposal is mapped in the Urban Footprint of ShapingSEQ: *South East Queensland Regional Plan 2017* and is for an urban land use. The proposed development is considered to comply with the intent of the ShapingSEQ: *South East Queensland Regional Plan 2017*.

5.3 State Referrals & Requirements

Under the *Planning Regulation 2017*, a review of Schedule 10 was undertaken to identify any relevant triggers for referral to the State Assessment and Referral Agency (SARA). No such referral trigger was identified.

5.4 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP is prescribed under the Planning Regulation 2017 and defined within Schedule 10 of this legislative document. This document contains the matters that the chief executive may have regard to when assessing a development application as either an assessment manager or as a referral agency.

No SDAP Codes were identified that required to be assessed as part of the development application.

5.5 Public Notification

The proposed development triggers **Impact Assessment**, and hence will be required to be publicly notified for a period of 15 business days.

6.0 LOCAL PLANNING ASSESSMENT OF THE APPLICATION

In accordance with the Level of Assessment Table for Material Change of Use (Table 5.5.5) the proposal is subject to **Impact Assessment**. This development application has been prepared in accordance with Impact Assessment requirements pursuant to Section 45(3) of the *Planning Act 2016*.

6.1 Logan Planning Scheme 2015

The site is located within the Logan City Council Local Government area and is an applicable local planning instrument in this instance. The following key *Logan Planning Scheme 2015* requirements have been addressed in the subsequent sections.

6.1.1 Strategic Framework

The proposed dual occupancy is in accordance with the *Logan Planning Scheme 2015* Strategic Framework.

6.1.2 Zone Code

The *Logan Planning Scheme 2015* includes the premises within the Low Density Residential Zone – Large Suburban Precinct, please refer to **Figure 4** - Zoning Map of Premises. The zone code has been addressed in **Appendix A** – Assessment of Planning Scheme Codes.

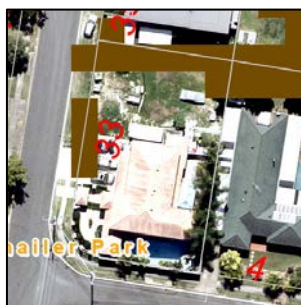
6.1.3 Neighbourhood Plan

The site is not contained within a Neighbourhood Plan Area.

6.1.4 Overlays

The land is identified as subject to the Landslide Hazard and Steep Slopes Area Overlay and Residential Overlay.

With respect to the Landslide Hazard and Steep Slopes Area Overlay, it is considered that a full assessment against the Overlay Code is not warranted. The Overlay Mapping is at a macro scale, and hence not particularly accurate nor reflective of on site conditions. The site is already developed and levelled to a degree, and is located within a well developed area. Only a small portion of the site abutting the northern boundary is mapped in this manner:



The area covered by the mapping is small, and works within are not capable of causing significant issues with respect to potential landslides. A geotechnical report is not warranted. Stormwater shall be discharged to the kerb and channel within the street, consistent with the existing dwelling on site.

6.1.5 Applicable City Plan Codes

The level of assessment in Table 5.9.1 Categories of Development and Assessment sets out the required development codes for the assessment of the proposed development. The following listed codes are applicable and are assessed within **Appendix A – Assessment of Planning Scheme Codes**.

Prescribed Codes

- Low Density Residential Zone Code,
- Dual Occupancy and Dwelling House Code,
- Filling and Excavation Code,
- Infrastructure Code; and
- Servicing, Access and Parking Code.

6.2 Infrastructure Charges

The proposal is subject to Redland Adopted Infrastructure Charges Resolution (No. 12) 2025.

6.3 Common Materials

- **Appendix A – Assessment of Development Codes**
- **Appendix B – Proposal Plans**
- **Appendix C – Land Owners Consent**

7.0 CONCLUSION

This Town Planning Assessment Report has been prepared in respect to a development application seeking a Development Permit for Material Change of Use for a Dual Occupancy over land described as Lot 369 on RP138512, situated at 33 Borambil Road Shailer Park.

The development complies with all relevant Assessment Benchmarks of *Logan Planning Scheme 2015*, including:

- Low-Medium Density Residential Zone Code,
- Dual Occupancy Code,
- Filling and Excavation Code,
- Infrastructure Code, and
- Servicing, Access and Parking Code,

The development, whilst subject to Impact Assessment, has been previously approved over the site. Other Dual Occupancies exist adjoining the site to the north and in close proximity to the subject site. The overall footprint is below allowable limits, with the new building generally located a substantial distance from the eastern boundary. The development will not result in unreasonable visual impact upon the public realm, nor unreasonable amenity impacts upon adjoining properties.

As the proposal is in compliance with the applicable Assessment Benchmarks of the *Logan Planning Scheme 2015*, it is considered appropriate that the development application be supported by Council.

Should you have any questions, please do not hesitate to contact this office. We thank you in advance for your assessment of this application.

Prepared & Approved by:



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Ian Adams
Principal Town Planner