



ASPECT

TOWN PLANNING

TOWN PLANNING REPORT 58 TIMOR AVENUE, LOGANHOLME

REF:0655

Prepared for:
ASHNIT K PROPERTY PTY LTD

JULY 2026

Revision No.	Author	Reviewer	Signature	Date
A	ZP	-	ZP	6 July 2026

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EXECUTIVE SUMMARY

This report has been prepared on behalf of *Ashnit K Property Pty Ltd* (applicant) to obtain a Development Approval on land at 58 Timor Avenue, Loganholme and formally described as Lot 290 RP118024. The proposal seeks the following approval:

- Development Permit – Material Change of Use for a Multiple Dwelling (10 Townhouses).

This report addresses the merits of the proposal against the relevant provisions of the *Logan Planning Scheme 2015* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the *Logan Planning Scheme 2015*, the subject site is identified as being contained within the Low-Medium Density Residential Zone and in the Residential Frame Precinct of the Loganholme Local Plan. The planning scheme intends the land use in the Residential Frame Precinct to comprise of Apartments.

Despite the proposal being for Townhouses, a number of development permits for Townhouses of a similar scale to the proposed development have been approved by Council within the Residential frame precinct, indicating the proposed development is consistent with the character of the surrounding area.

Furthermore, the proposed will provide for low-rise townhouse dwellings with a high level of amenity and bulk and scale consistent with the surrounding area. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection.

Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will make a positive contribution to the surrounding area.
- A maximum net density of 52.85 equivalent dwellings per hectare which is below the maximum 65 equivalent dwellings per hectare requirement prescribed.

The site is located within an established area with all the necessary infrastructure and services available to the proposed lots.

Stormwater resulting from the proposed development is capable of being appropriately discharged to the existing stormwater infrastructure within the kerb and channel of Timor Avenue.

This development application is subject to **Impact Assessment**.

Accompanying this report is the supporting documentation as identified:

Document	Author	Dated
Appendix 1 - Code Assessment	<i>Aspect Town Planning</i>	July 2026
Appendix 2 - Proposed Plan	<i>Rogue. Architects</i>	July 2026
Appendix 3 - Engineering Services Report & SBSMP	<i>Legacy Engineers</i>	July 2026
Appendix 4 - Concept Civil Drawings	<i>Legacy Engineers</i>	July 2026
Appendix 5 - Traffic Engineering Report	<i>Modus Transport & Traffic</i>	July 2026
Appendix 6 - Landscape Concept Plan	<i>Anemo Consultants</i>	July 2026

Overall, the proposal is identified as meeting the relevant requirements of the *Logan Planning Scheme 2015*. As such, the application should be approved subject to reasonable and relevant conditions.

1.0 PROJECT OVERVIEW

SITE DETAILS		
Site Address	58 Timor Avenue, Loganholme 4129	
Real Property Description	Lot 290 RP118024	
Site Area	1,892m²	
Site Owner	Ashnit K Property Pty Ltd	
PLANNING DETAILS		
Local Government	Logan City Council	
Planning Scheme	Logan Planning Scheme 2015 / Version 9.2 with TLPI 1/2024	
Zoning	Low Medium Density Residential Zone	
Precinct	No Precinct due to Local Plan	
Local Plan	Loganholme Local Plan - Residential Frame Precinct	
Overlays	▪ Acid Sulfate Solis Overlay ▪ Residential Overlay.	
PROPOSAL DETAILS		
Approval Type	Development Permit	
Proposed Development	Material Change of Use - Multiple Dwelling (10 Townhouses)	
Level of Assessment	Impact Assessable	
Public Notification	15 Business Days	
APPLICANT DETAILS		
Applicant	Ashnit K Property Pty Ltd c/- Aspect Town Planning Pty Ltd	
Contact Person	Zoc Pankaluic – Director	
Contact Details	p:	0435 812 611
	e:	zoc@aspect-tp.com.au
Client	Ashnit K Property Pty Ltd	
Project Team	Architect:	Rogue. Architects
	Civil Engineer:	Legacy Engineers
	Traffic Engineer:	Modus Transport & Traffic Engineering
	Landscape Architect:	Anemo Consultants
	Town Planner:	Aspect Town Planning

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is located at 58 Timor Avenue, Loganholme and is formally described as Lot 290 RP118024. The site has an area measuring 1,892m² and a frontage of approximately 22.12m to Timor Avenue. The site is not burdened by any easements (refer to Figures 1 & 2).

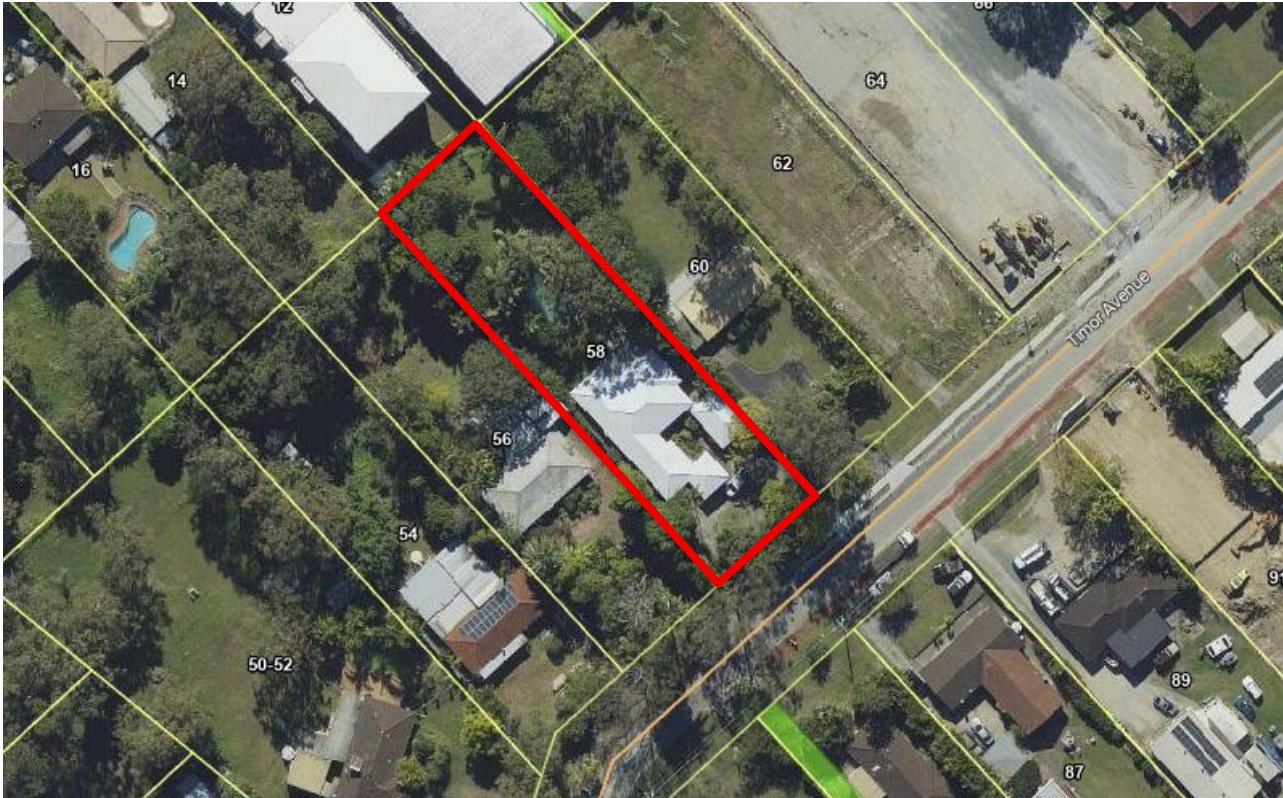


Figure 1: Aerial image of the application site (in red) and surrounding area. Source: Queensland Globe.



Figure 2: The application site when viewed from Timor Avenue. Source: Google Streetview.

2.2 SITE DETAILS

SITE CHARACTERISTICS	
Topography	The site has a high point of approximately 18.0m AHD on the northern boundary and a low point of 15.0m AHD on the southern boundary.
Flooding	The site is not impacted by any flood sources as identified on Council's flood overlay and TLPI No. 1 /2024.
Vegetation	The site contains some existing vegetation, none of which is identified as of significance.
Heritage Places	The site is not listed on the Local or State Heritage Registers.
INFRASTRUCTURE & SERVICES	
Road Frontage	Timor Avenue
Water Supply	The site has an existing water connection.
Sewerage	The site has an existing sewer connection.
Stormwater	The site will be able to achieve a lawful point of discharge to Timor Avenue.
Electricity & Telecommunication	The site has existing electricity and telecommunications connections.

2.3 ADJOINING LAND USE & DEVELOPMENT

The subject site is located within an area that predominantly exhibits land within the Low-Medium Density Residential Zone. Land use designations in the surrounding area are identified below in Figure 3:



Figure 3: Surrounding Land Zoning. Source: LCC Interactive Mapping

3.0 SITE HISTORY & PRE-APPLICATION CONSULTATION

3.1 PREVIOUS APPROVALS

The subject site contains a dwelling house that will be demolished as part of this proposal.

Based on a search of Logan Council's POnline service, no applications or approvals are noted which have relevance to the proposed development.

3.2 PRE-APPLICATION CONSULTATION

No prelodgement meeting was held with Council or any other relevant entities prior to submission of this application.

4.0 PROPOSAL

4.1 PROPOSED DETAILS

This Development Application seeks approval for:

- Development Permit – Material Change of Use – for a Multiple Dwelling (10 Townhouses).

Under the *Logan Planning Scheme 2015*, the subject site is identified as being contained within the Low-Medium Density Residential Zone and in the Residential Frame Precinct of the Loganholme Local Plan. The planning scheme intends the land use in the Residential Frame Precinct to comprise of Apartments.

Despite the proposal being for Townhouses, a number of development permits for Townhouses of a similar scale to the proposed development have been approved by Council within the Residential frame precinct, indicating the proposed development is consistent with the character of the surrounding area.

Furthermore, the proposed will provide for low-rise townhouse dwellings with a high level of amenity and bulk and scale consistent with the surrounding area. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection.

Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will make a positive contribution to the surrounding area.
- A maximum net density of 52.85 equivalent dwellings per hectare which is below the maximum 65 equivalent dwellings per hectare requirement prescribed.

The following development parameters relate to the proposal:

4.2 DEVELOPMENT PARAMETERS – MULTIPLE DWELLING

The development parameters of the proposal are outlined in the table below:

MATERIAL CHANGE OF USE – Multiple Dwelling			
Building Height	< 8.50m		
Storeys	2 Storeys		
Density	52.85 dwellings per hectare (10dw/0.1892ha)		
Site Cover	50.9%		
Front Setback	Southern Boundary	Ground Floor: First Floor:	6.0m to wall 4.0m to balcony
Side Setbacks	Eastern Side	Ground Floor: First Floor:	6.70m to wall 5.50m to wall
	Western Side	Ground Floor: First Floor:	1.5m to patio 3.20m to balcony / 3.95m to wall
Rear Setback	Northern Boundary	Ground Floor: First Floor:	2.0m to wall 2.0m to wall
Built to Boundary	N/A		
Building Length	TH1 – TH5:	36.52m	
	TH4 – TH5:	34.52m	
Private Open Space	TH1:	Ground Floor: 90m ² First Floor: 14m ²	Total: 104m ²
	TH2-TH4: TH7-TH9:	Ground Floor: 26m ² First Floor: 10m ²	Total: 36m ²
	TH5 & TH6:	Ground Floor: 26m ² First Floor: 0m ²	Total: 26m ²
	TH10:	Ground Floor: 59m ² First Floor: 0m ²	Total: 59m ²
Communal Open Space	N/A		
Landscaping	328m ² (18% of the site)		
Refuse Collection	Onsite refuse		
Carparking	Resident carparks	20 x resident carparks	
	Visitor carparks	3 x visitor carparks	

TH = Townhouse

4.2.1. LOGANHOLME LOCAL PLAN CODE

PO1 – Boundary Clearance:

The proposed development has been designed to remain generally consistent with the setback requirements of the Low-medium density residential zone code (Acceptable Outcome AO5) and Table 7.2.6.4.3 - Loganholme minimum boundary clearance provisions in the Loganholme local plan code. The codes outline a 3.0m minimum requirement for rear and side boundary clearances.

Eastern Boundary (from the access easement):

The proposed development provides a minimum setback of 5.50m from the eastern boundary, which exceeds the 3.0m requirement as prescribed by AO1 of the Loganholme Local Plan Code.

Western Boundary (side setback):

The proposed development has a minimum setback of 3.20m to the balcony and 3.95m to the wall of the building. However, the ground floor patio will have a setback of 1.5m. Notwithstanding this, the patio is located at ground level and is open in nature, therefore it is not anticipated that it will cause any significant amenity issues to the adjoining property. Furthermore, it will not prejudice the future development of the adjoining site, given the nature of the structure and its location.

Northern Boundary (rear setback):

The proposal will have a rear boundary clearance of 2.0m. Given the height of the building (less than 8.5m), it is considered that the proposal will not have any significant impact on the amenity of the adjoining properties in terms privacy and natural light. Furthermore, the site at the rear is upslope from the application site, therefore, will be higher than the proposed development, which will also result in the openings being offset from each other, i.e. no direct overlooking.

Given the above, the proposed setbacks are considered appropriate for the following reasons:

- Allows for appropriate separation of buildings and will not impact on the privacy or amenity of adjoining lots, given their size, shape and orientation;
- Will not restrict access to natural light and breezes; and will not detract from the visual aesthetic of the development.

On the basis above, it is considered the proposed development complies with PO1.

PO7 - Building length:

The proposed development includes two buildings; one measuring 36.62m and the other 34.52m in length. This represents a minor deviation to the prescribed 35.0m length.

Specifically, the protrusion over the 35.0m is a result of the inclusion of a balcony to Townhouse 1, which has been incorporated to address the street for casual surveillance and provide articulation to the built form. In

addition, the development provides an 8.5m separation between the two buildings, although, it is considered the buildings are consistent with the desired building length.

Due to the protrusion relating solely to a balcony, it is considered reasonable in this instance, to accept a Performance Outcome, as the impact is negligible. Overall, the proposal demonstrates a well-considered design response that meets the intent of the Code, with only a minor non-compliance relating to the length of one building as a result of the first floor balcony.

PO43 & PO46 – Land Use:

The proposed development seeks to establish Townhouse in lieu of Apartments. However, it is noted that a number of approvals for Townhouses of a similar scale to the proposed development have been approved by Council within the Residential Frame Precinct, indicating the proposed development is consistent with the character of the surrounding area.

The proposed development is considered to comply with the purpose of the Loganholme local plan code as follows:

- The development will achieve a maximum net density of 52.85 equivalent dwellings per hectare which is below the maximum 65 equivalent dwellings per hectare requirement prescribed under AO47.1.
- The development will add to the housing choice in the local area which currently includes a mix of Dwelling houses and other Townhouses. The proposed Townhouse units will offer 3 bedroom dwelling, which are expected to provide housing opportunities to a mix of family types and sizes and offers a dwelling product that would be more affordable when compared to traditional Dwelling houses in the locality.
- The development will feature a 2 storey high quality residential built form, as discussed within this report, which is sympathetic to the existing and intended residential character of the area as prescribed within the Low medium density residential zone code and Loganholme local plan code.
- The development supports urban consolidation by providing increased residential densities in the locality thereby assisting to achieve infrastructure efficiency.
- The development has been designed and sited to ensure an adequate level of privacy, safety and amenity is achieved commensurate with the reasonable expectations of a predominately low to medium density residential environment noting the proposed development proposes minimal variations to the prescribed road boundary clearances, as discussed against the assessment of PO1.
- Despite its Townhouse form, the proposed development will enhance and assist in developing the identity and distinctive character of the Loganholme local plan area and the area which consists of the Residential frame precinct.

On the above basis, it is considered the proposed development complies with the purpose of the Loganholme local plan code despite its non-compliance with Overall outcome 7.2.6.3(3)(k)(i).

4.2.2. LOW MEDIUM DENSITY RESIDENTIAL ZONE CODE

AO2 - Density:

The proposed development involves ten (10) townhouse dwellings across the site, representing a density of **52.85 dwelling per hectare (10dw/0.1892ha)**.

Acceptable Outcome (AO2) of the Low Medium Density Residential Zone Code stipulates a net residential density of 75 equivalent dwellings per hectare for the site; therefore, the proposal satisfies this outcome.

AO4 – Boundary Clearance (Front):

The proposal will have a minimum boundary clearance of 4.0m to the balcony and 6.0m to the wall of the building, which is in line with the prescribed 4.0m boundary clearance of Acceptable Outcome (AO4) of the Low Medium Density Residential Zone Code.

AO7 – Building Height:

The proposal achieves a building height of 2 storeys and is below 8.5m in height, which is in accordance with the maximum building height of 18.0m as prescribed by Acceptable Outcome (AO7) of the Low Medium Density Residential Zone Code.

PO9 - Site Cover:

Whilst we acknowledge the site cover prescribed in the Loganholme Local Plan Code (AO48) overrides this requirement, we have put forward a justification in this case. The proposed design exhibits a site cover of 50.9%, representing a slight increase in the prescribed accepted site coverage of 45%. As such, the proposal seeks a performance outcome for this matter. The proposed design is considered to achieve compliance with PO9 of the Low Medium Density Residential Zone Code for the following reasons:

- The proposed development is in keeping with the intended form and character of the area and immediate streetscape, which is predominantly made up of Multiple Dwellings.
- The proposal provides appropriate private open space and compliant deep planting areas which supports outdoor subtropical living.
- The articulated design maintains adequate setbacks to ensure natural light, breezes, and sunlight penetrate the development and adjoining premises. The inclusion of deep planting areas within the front and rear setback areas further disguises the built form of the building.
- Each townhouse is provided with a useable private open space. These private open space areas encourage outdoor subtropical living.
- The architectural design of the proposal incorporates a range of design techniques that provide building articulation and breaks reduce the apparent scale of the building.

On the above basis, it is considered the proposed development complies with PO9 of the Low Medium Density Residential Zone Code.

4.2.3. MULTIPLE DWELLING, ROOMING ACCOMODATION & SHORT-TERM ACCOMMODATION CODE

PO6 - Private Open Space:

As shown in Table 1, the proposed development will have the following ground floor and first floor private open space areas allocated for each townhouses:

Table 1 – Private Open Space Areas:

Private Open Space	TH1:	Ground Floor: 90m ² First Floor: 14m ²	Total: 104m ²
	TH2-TH4: TH7-TH9:	Ground Floor: 26m ² First Floor: 10m ²	Total: 36m ²
	TH5 & TH6:	Ground Floor: 26m ² First Floor: 0m ²	Total: 26m ²
	TH10:	Ground Floor: 59m ² First Floor: 0m ²	Total: 59m ²

The proposed development provides private open space that meets the minimum size of 35m² for Townhouse 1 and 10.

Each of the other townhouses are provided a minimum 25m² of private open space, with a minimum dimension of approximately 3.6m for Townhouses 2, 3, 7 and 8. 3.75m for Townhouse 10 and 4.0m for Townhouses 1, 5, 6 directly accessible from the main living area.

The development will provide rectangular and functional shaped private open space courtyards for each townhouse. A 10m² balcony accessible from the upstairs living area is provided for Townhouses 1, 2, 3, 4, 7, 8 and 9. Townhouse 1 will also provide a balcony (14m²) to also serve as a CPTED measure towards Timor Avenue.

Despite the courtyards and balconies providing less than 5.0m width, they provide diverse options for the total dwelling private open space that can be used for different purposes by residents and at the same time. The allocation of the courtyard is very similar to developments approved in the surrounding area, such as MCUI/38/2017 at 40 Timor Avenue, Loganholme and MCUI/37/2025 at 36 Timor Avenue, Loganholme.

The proposal provides well-proportioned and functional open space by providing a minimum courtyard area of 25m² and is accessible from a living area making outdoor areas an extension of the dwelling. This area is still usable and can be easily accessed from indoors. Furthermore, the balconies provide separate opportunities for outdoor use and can be well-utilised.

PO7 - Communal Open Space:

The proposed development does not provide any communal open space and does not comply with Table 9.3.5.3.2 and AO7. An assessment against PO7 is required. PO7 requires some communal open space being provided while taking into account the location and accessibility of nearby parks.

Notwithstanding the above, the proposed development ensures each townhouse has a functional and usable private open space courtyard, with the minimum area being 26m² for some townhouses. Despite being smaller than the prescribed area for a townhouse development, it is noted that the proposal satisfies the area requirement for an apartment product (noting the application site is in the apartment precinct).

Furthermore, the second floor balconies provide additional private open space options, which can be used for a range of different purposes, providing flexibility in these outdoor areas. The private open space exceeds that of nearby townhouses approval at 36 Timor Avenue (Council ref. MCUI/37/2025) and 40 Timor Avenue (Council ref. MCUI/38/2017). The private open space for this development negates the need for communal open space and complies with Specific outcome 3.11.3.1(4)(d).

Design and Materials:

The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection. The variation in materials and changes to windows, and entries of the proposed dwellings distinguishes different floor levels and provide appropriate articulation and variation throughout the buildings.

The building will incorporate flat and skillion style roofs, which will create interest and variation. The proposed materials will include brickwork, FC sheeting and VJ Sheeting. The proposed building has been designed to complement the surrounding area.

Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing character of the streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the character of the surrounding area.

4.2.4. LANDSCAPE CODE

The proposed development provides landscaping, which equates to a total of 328m² or 18% of the site area for landscaping. A Landscape Concept Plan has been submitted in support of the proposal.

4.2.5. SERVICING, ACCESS AND PARKING CODE

Crossover & Driveway:

The proposed crossover has been designed to be in accordance with the IPWEA Standard Drawings package and therefore is considered acceptable. In accordance with Australian Standards 2890.1, the proposed accesses with a Class 1 Access Facility Category are to achieve a 6.0m separation to any formal intersections. Provided that the proposed access location is not located within a 6.0m distance to any formal intersections, the proposed access location is considered acceptable.

Carparking & Bicycle Parking Spaces:

The proposed development, being for a Multiple dwelling involving 10 townhouses, provides each dwelling with 2 covered carpark, and 3 carparking spaces provided for visitors. The development therefore complies with AO1 and Table 9.4.7.3.2 of the Service, access and parking code.

The proposal is required to provide a bicycle parking rate of 1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units. The proposal provides 10 resident bike parking spaces, which is considered sufficient.

Queueing Provisions:

In accordance with Australian Standards 2890.1, the minimum vehicle queueing requirement from the property boundary to the first parking space is two (2) vehicles, equivalent to a length of 12.0m.

While the proposed queueing provisions do not comply with Australian Standards 2890.1, it is reasoned that the scale of the development in conjunction with the low traffic generating potential (up to six vehicles per hour) will not result in any considerable queueing impacts. As such, the proposed queueing provisions are considered acceptable.

Servicing:

In accordance with the Logan Planning Scheme, the minimum service vehicle requirements for the proposed development are as follows:

- Occasional Servicing: Small Rigid Vehicle (SRV).
- Refuse Collection: 7.6m Refuse Collection Vehicle (RCV).

The proposed development accommodates on-site servicing for the abovementioned service vehicles.

The proposed parking layout is able to accommodate sufficient service vehicle design requirements for the above-mentioned service vehicles.

Furthermore, the traffic engineer has undertaken a swept path assessment, which confirms the following:

- An SRV is able to safely and efficiently manoeuvre to, within and from the site ensuring a minimum 0.3m to any permanent obstructions, ensuring a forward-in / forward-out arrangement occurs;
- A RCV is able to safely and efficiently manoeuvre to, within and from the site ensuring a minimum 0.3m to any permanent obstructions, ensuring a forward-in / forward-out arrangement occurs.

Therefore, the proposed development servicing arrangements are considered acceptable

4.2.6. INFRASTRUCTURE CODE

Stormwater:

The lawful point of discharge for the development is the existing (relocated) stormwater gully pit on Timor Avenue, located in front of the proposed development site.

The stormwater management strategy is summarized as follows:

- Roof water downpipes and the surface water collection pits will be connected to an underground stormwater drainage system discharging to an on-site detention (OSD) tank. The OSD tank will be designed to attenuate peak post-development stormwater flows to pre-development discharge rates and to temporarily store excess runoff volumes during storm events.
- The controlled outflow from the OSD tank will discharge through a manhole into the existing (relocated) stormwater gully pit on Timor Avenue.
- The existing stormwater gully pit located in front of the property on Timor Avenue will be relocated along the existing pipe alignment towards the south-west to facilitate the construction of the new vehicular access crossover for the proposed development.
- Sufficient fall is available along the boundary of 60 Timor Avenue towards Timor Avenue, allowing runoff (if any) from external catchments to be conveyed without ponding. Accordingly, the proposed development is not expected to adversely impact the existing overland flow path. A spoon drain is proposed at the top of the retaining walls along this boundary to convey minor flows towards Timor Avenue. In addition, the proposed driveway within the development site is graded towards Timor Avenue, providing a defined overland flow path in the same direction.
- The proposed stormwater quality management system will include 5 x OceanGuard filter baskets within inlet pits and 4 x NPSORB StormFilter cartridge systems to be installed within the proposed detention tank. However, it is intended that a monetary contribution, in lieu of on-site stormwater quality treatment, will be requested for the development.

Water:

The existing property connection is proposed to be upgraded to a 100 mm connection with a larger water meter to service both potable and fire water requirements. This proposal is subject to internal Hydraulic Design, Council's water modelling, approval, and the preferred metering configuration. Local flow and pressure testing will be arranged by the hydraulic consultant to inform further recommendations regarding firefighting and metering arrangements.

Sewer:

The existing property sewer connection will be decommissioned and replaced with a new 150 mm diameter property connection. A new manhole may also be required to be constructed over the existing sewer main, subject to detailed design and authority requirements.

4.2.7. FILLING AND EXCAVATION CODE

Earthworks:

Earthworks involve reshaping the land to achieve suitable levels and gradients for the proposed building pad, overland flow path management and other civil works. These works help manage surface water runoff, create stable foundations, manage flood storage, and optimise overall site functionality.

Retaining Walls:

Retaining walls are proposed along the rear and side boundaries, excluding the frontage, to accommodate the level differences between existing ground levels and proposed finished surface levels. Retaining walls of up to 2.0 m in height are anticipated, with the maximum height occurring at the northern corner of the property boundary.

All retaining walls exceeding 900 mm in height are to be designed and certified by an RPEQ-registered structural engineer.

Given the access gradient requirements and to accommodate the proposed site layout, the majority of the site will be cut below existing natural surface levels, with retaining walls provided as described above. As a result, excavation and off-site disposal of spoil will be required to achieve the proposed finished floor and ground levels.

All relevant approvals, including compliance with fire ant management requirements, shall be obtained and adhered to prior to commencement of any earthworks or soil removal.

Cut Fill Operation:

Given the access gradient requirements and to accommodate the proposed site layout, the majority of the site will be cut below existing natural surface levels, with retaining walls provided as described above. As a result, excavation and off-site disposal of spoil will be required to achieve the proposed finished floor and ground levels.

All relevant approvals, including compliance with fire ant management requirements, shall be obtained and adhered to prior to commencement of any earthworks or soil removal.

5.0 STATUTORY PLANNING REQUIREMENTS

5.1 STATE FRAMEWORK

The development application requires assessment against the relevant provisions of the *Planning Act*, SPP and SEQRP. Consideration of these matters are outlined below:

5.1.1. PLANNING ACT 2016

The statutory framework for decision making in relation to land use and development in Queensland is contained within the *Planning Act 2016* and its subordinate legislation.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

5.1.2 SHAPING SEQ 2023

Shaping SEQ 2023 is the Queensland Government's 25 year strategic plan to guide regional development and growth of the SEQ region. The SEQ region encompasses the 12 local government areas (LGAs) of Brisbane, Gold Coast, Ipswich, Lockyer Valley, Logan, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent). Shaping SEQ allocates all land in SEQ into one of three regional land use categories: Urban Footprint, Regional Landscape and Rural Production Area (RLRPA), and Rural Living Area (RLA).

In doing so, it provides a framework for delivering efficient urban and rural residential growth, a more compact urban form, economic agglomeration, and the protection and sustainable use of SEQ's natural assets, landscape and productive rural areas. Shaping SEQ 2023 helps to advance the purpose of the Urban Footprint through the Logan Planning Scheme, which acts as the primary instrument to help establish desired uses on the site. The subject site is appropriately located in the Urban Footprint.

5.1.3 STATE PLANNING POLICY

The State Planning Policy was released on 3 July 2017. Under Section 26 of the Planning Regulation, the State Planning Policy is an assessment benchmark that the Assessment Manager must have regard to if not appropriately integrated into the Planning Scheme.

An assessment of the proposed development has been carried out against the State Planning Policy (SPP). It has been determined that the proposed development does not require further assessment against the SPP.

5.1.4 REFERRALS AND STATE DEVELOPMENT ASSESSMENT PROVISIONS

Referral matters for this proposal have been assessed against the *Planning Regulation 2017*.

The proposed development does not require any referral.

5.2 LOCAL FRAMEWORK

The site is located within the Logan City Council local government area and is required to be assessed against the relevant provisions of the *Logan Planning Scheme 2015*. The relevant provisions are identified and addressed below.

5.2.1 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.

STRATEGIC FRAMEWORK	RESPONSE
3.2.2 Residential 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.	Complies 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 proposed development seeks to provide three bedroom townhouses in lieu of apartments which are the preferred Multiple dwelling style for the Local plan precinct. The provision of townhouses satisfies the mix of housing type criteria by providing a housing product in the form of a townhouse which provides more internal and private open space than an apartment, while generally being delivered at a cheaper price than a freestanding house. The proposal achieves a net density of 52.85 equivalent dwellings per hectare, which is less than the maximum of 65 equivalent dwellings for the Residential frame precinct. Although this could be considered an under-supply of dwellings in an area that has been designated for higher density living, it is unclear if an apartment style

	development could deliver a higher density once considering all other built form and servicing matters that need to be addressed. Furthermore, townhouses have been contemplated in the Residential frame precinct as noted under approvals MCUI/38/2017 and MCUI/71/2024.
3.2.9 Design Place Making and Amenity 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.	Complies 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.
3.4 RESIDENTIAL THEME 3.4.1 Strategic outcomes: 1 Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to: - meet the community's projected housing needs; - create socially diverse neighbourhoods. 2 Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where: - medium or high density residential development is provided: - in centres and areas of good public transport accessibility and infrastructure capacity; - where compatible with the intended character of the area; - low density residential development is provided: - in locations of limited public transport accessibility or infrastructure capacity; - where consistent with the intended subdivision pattern, built form, and character of the area	Complies 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. The proposal is of a commensurate scale and intensity in terms of allowable provisions (density, height, setbacks etc) and therefore is compatible with the character of the area. This is further evidenced by the similar townhouse approvals in the immediate area.
3.11.2 Element - Design and place making 1. Development creates a high quality, attractive and functional built environment that: - is responsive and sympathetic to the local topography and is consistent with and reinforces the intended character; - is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area; - incorporates detailed design measures that create an attractive visual aesthetic; - strengthens the relationship between the built form, landscape and streetscape; 2. Development is designed to support community safety by: - Providing casual and mechanical surveillance; - Limiting the opportunities for graffiti and vandalism. Section 3.11.3.1 – Specific outcomes for the Amenity element of the Design, place making and amenity theme stipulates that:	Complies The proposed development provides 10 double storey Townhouses that will achieve a high quality built form through variations in roof pitches, materials, colours and finishes to building façades, block lengths and setbacks and by incorporating windows, first floor balconies and significant landscaping. It is further noted that the development has been designed to ensure that Townhouse 1 is oriented to interface with Timor Avenue and will include a first floor balcony, and a pedestrian entrance to Timor Avenue. Meanwhile, sufficient privacy is still provided for the Townhouse and ensures that garages and the vehicle entrance do not dominate the streetscape. Casual surveillance of the communal internal driveway and Timor Avenue is provided through the incorporation of large windows and a small deck from the bedroom areas on the first floor of units facing the internal driveway and by having Townhouse 1 interface with the street.

4. Residential amenity is provided by creating residential environments that: - protect the privacy of residential living by preventing unacceptable overlooking; - provide adequate access to sunlight and daylight; - are not adversely affected by overshadowing; - provide adequate private and shared outdoor amenity space for residents.	The incorporation of the abovementioned design elements in combination with the negligible boundary clearance relaxations sought, it is considered the proposed development has demonstrated compliance with the above listed specific outcomes and the proposed development therefore demonstrates compliance with the relevant elements of the Design, place making and amenity theme.
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5.2.2 LEVEL OF ASSESSMENT

Under the *Logan Planning Scheme 2015*, the site is located within the Low Medium Density Residential Zone. The following Overlays apply to the subject site:

- Acid Sulfate Solis Overlay
- Residential Overlay.

In accordance with Part 5 of the *Logan Planning Scheme 2015*, the application is subject to **Impact Assessment**, on the following basis:

LEVEL OF ASSESSMENT	
ZONE	
Low Medium Density Residential Zone	
Impact Assessment	In accordance with Table 5.5.7.1 – Low-medium density residential zone, where for a Multiple dwelling, the proposed development is subject to Code Assessment. However, as per the editor's note in the table, any use in the Loganholme local plan is provided for in Table 5.9.6.1 - Loganholme local plan: material change of use changes the category of development and assessment for uses in the Loganholme local plan.
Local Plan	
Loganholme Local Plan	
Impact Assessment	In accordance with Table 5.9.5.1 – Logan Village Local Plan, where for a Multiple dwelling, and if meeting the following items, the proposal is subject to code assessment: <i>If -</i> <i>not accepted development (subject to requirements);</i> <i>in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; or</i> <i>in the Residential core precinct the dwellings are apartments; or</i> <i>in the Residential frame precinct the dwellings are apartments; or</i> <i>in the Residential choice precinct the dwellings are townhouses; or</i> <i>in the Suburban residential precinct –</i> <i>the dwellings are townhouses;</i> <i>the net density does not exceed 25 equivalent dwellings per hectare.</i> The application site is within the Residential Frame Precinct, and the proposal is for townhouses. As such, the proposed development is subject to Impact Assessment. The Loganholme Local Plan Code is addressed in Appendix 1.

OVERLAYS	
Acid Sulfate Soils Overlay	
Not Applicable	In accordance with Table 5.10.1.1 – Acid Sulfate Soils Overlay, there is no change to the level of assessment if: (a) not a material change of use for a Dual occupancy (auxiliary unit); (b) not a material change of use for a Dwelling house; (c) on an area identified as - i. Below 5 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving - A. excavating or otherwise removing 100m³ or more of soil or sediment; or B. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or C. extracting ground water; or ii. Above 5 metres and below 20 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD. None of the above items will be carried out as part of the proposal. As such, there is no change to the level of assessment and no assessment is required against the Acid Sulfate Soils Overlay Code.

5.2.3 ASSESSABLE DEVELOPMENT

Following a detailed review of the relevant planning provisions, the following table summarises relevant codes for all assessable development associated with the proposal:

APPLICABLE CODES	
Zone Code	Low Medium Density Residential Zone Code
Local Plan	Loganholme Local Plan Code
Overlay Codes	Acid Sulfate Soils Overlay Code
Development Codes	Filling and Excavation Code Infrastructure Code Landscape Code Multiple dwelling, Rooming accommodation and Short-term accommodation code Servicing, Access and Parking Code

A full assessment of the above codes is provided within **Appendix 1**, unless otherwise advised above.

An assessment of the Acid Sulfate Soils Overlay Code, Infrastructure Design Code and Filling and Excavation Code is provided within **Appendix 3**.

6.0 CONCLUSION

This report has been prepared on behalf of *Ashnit K Property Pty Ltd* (applicant) to obtain a Development Approval on land at 58 Timor Avenue, Loganholme and formally described as Lot 290 RP118024. The proposal seeks the following approval:

- Development Permit – Material Change of Use for a Multiple Dwelling (10 Townhouses).

This report addresses the merits of the proposal against the relevant provisions of the *Logan Planning Scheme 2015* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the *Logan Planning Scheme 2015*, the subject site is identified as being contained within the Low-Medium Density Residential Zone and in the Residential Frame Precinct of the Loganholme Local Plan. The planning scheme intends the land use in the Residential Frame Precinct to comprise of Apartments.

Despite the proposal being for Townhouses, a number of development permits for Townhouses of a similar scale to the proposed development have been approved by Council within the Residential frame precinct, indicating the proposed development is consistent with the character of the surrounding area.

Furthermore, the proposed will provide for low-rise townhouse dwellings with a high level of amenity and bulk and scale consistent with the surrounding area. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection.

Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will make a positive contribution to the surrounding area.
- A maximum net density of 52.85 equivalent dwellings per hectare which is below the maximum 65 equivalent dwellings per hectare requirement prescribed.

Overall, the proposal is identified as meeting the relevant requirements of the *Logan Planning Scheme 2015*. As such, the application should be approved subject to reasonable and relevant conditions.

7.0 APPENDIX 1

7.1 CODE ASSESSMENT
