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Property Key: 289184
Document Number: 19029096
Please Quote: MCUI/54/2025
File Number: 1452725-1



20 November 2025

Baird & Hayes Surveyors And Town Planners
PO Box 867
IPSWICH QLD 4305

Attention: Raymond Ho

Dear Sir

INFORMATION REQUEST

APPLICATION NO: MCUI/54/2025
PROPERTY ADDRESS: 308-320 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN QLD 4280
PROPERTY DESCRIPTION: LOT 2 SP 131343
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - ANIMAL KEEPING**

In accordance with Part 3 (Information Request) of the Development Assessment Rules, Council in the role of the Assessment Manager, requests the following further information to be submitted for the assessment of the abovementioned development application.

1. PLANNING

- 1.1. Council officers have critical concerns regarding the proposed Animal keeping (Dog training facility) at the site and are proposing to refuse this development application. It is the view of Council officers that the proposed Dog training facility is not a contemplated land use and is of a scale and intensity which is inconsistent with the Rural residential zone and Park living precinct.

The scale of the use in terms of dog numbers being trained at the site at any time, hours of operation, number of employees and visitors is currently not known. The total use area associated with the activities comprise of approximately 20% of the site, which is 2.03 hectares in land area (use area of approximately 4000m²) and Council officers consider the proposed built form, as well as the car parking and external training areas, to be of an intensive scale that is inconsistent with the intended character and amenity of the zone and precinct. Furthermore, the proposed use areas are also located 50 metres from an existing Dwelling house to the south. The proposal is considered to be more akin to what could be accommodated on a large rural parcel that caters for greater separation from other sensitive receptors.

It is unlikely that there will be sufficient community, economic and planning need for the use at the proposed location, or that there are other relevant matters in support of the proposal which can overcome the non-compliance with the Logan Planning Scheme. The application is not supported, and it is recommended that the application be withdrawn.

The following information request items are only to be addressed if the above issues can be overcome, to avoid any unnecessary expenses being incurred by the Applicant.

Land use - Planning

- 1.2. Demonstrate that there is planning, economic and community need for proposal at the subject site, due to the Animal keeping use (dog training facility comprising of greater than 9 prescribed dogs) not being a contemplated use within the Rural Residential zone and Park Living precinct. The proposed development does not meet the AO1/PO1, Overall outcomes and Purpose of the Zone code, and does not comply with the Section 3.34.5 - Element – Rural Residential of the Strategic framework of the *Logan Planning Scheme 2015 (v9.2)*, in accordance with the following:

Section 3.4.5.1 (2) of the Strategic framework states that:

Element - Rural residential

3.4.5.1 - Specific outcomes

1. *The character and amenity associated with a rural residential use is compatible with:*
 - a) *Rural activities (other than Aquaculture and Intensive animal industry) in the Cottage rural precinct;*
 - b) *Residential activities where on land that is not in the Cottage rural precinct.*

As outlined above, the Planning Scheme contemplates that the intended character and amenity associated with the Rural residential zone and Park living precinct to be for residential activities.

More intensive uses such as Rural activities, which includes Animal keeping, are only contemplated in the Cottage rural precinct. Rural residential areas are characterised with higher level of amenity, with lower noise levels, less traffic and include uses complementary to the large lot residential uses (dwelling house) only.

Relevant matters such as planning, economic and community need are required to be considered where seeking to overcome the conflict with the Strategic framework identified above. It would be Council's preference that more rural style land uses on operated on suitably zoned sites, including the Rural zone, where there is a greater separation of sensitive receptors and where some low level noise, odour and visual amenity impacts can be accepted in response to a rural setting (refer to section 3.8.2.1 of the Strategic framework). Due to the need to protect a high level of amenity as sought within the Rural residential zone and Park Living Precinct, it is the view of Council officers that the proposed use will not have sufficient relevant matters to be supported, where other more suitable areas, such as Rural zoned areas, can locate the proposed use.

Site Cover

- 1.3. Demonstrate how the proposal provides a compatible site cover in accordance with PO5 of the Rural residential zone code, which seeks that a building or structure has a site cover that protects the visual amenity and the landscaped or bushland setting of the precinct. The overall site, where including the proposed new Shed, will have a site cover of approximately 2,000m², which represents approximately 10% of the total site. This is generally three times the desired or contemplated site cover for the zone and precinct. The desired site cover reflects the contemplated land uses being Dwelling houses, Dual occupancy (Auxiliary units) and the like (Overall outcome 6.2.1.2 (3) (f)(i)), and for the built form to be that which is semi-rural, and where the landscaped or bushland setting predominates over the built form (Overall outcome 6.2.1.2 (3) (a)(i)(ii)). Despite the shed being sited behind the existing dwelling house, it will be highly visible from adjoining properties and may still be slightly observed from the road.

Amenity

- 1.4. Of particular relevance to the proposed development is the Specific Outcomes under Part 3.11 – Design, placemaking and amenity of the Strategic framework, as the subject site is located within a Rural residential zone, the level of amenity must be commensurate with the levels expected within a residential zone category (as per AO7/PO7, Overall outcome 6.2.13.2 (3)(b) and Section 6.2.13.2 (2)(c) of the zone code). The Specific Outcomes under Part 3.11.3 (1) Element – Amenity, stipulate the following:

The level of amenity to be expected varies throughout Logan where:

c. in rural residential locations, such as in a Rural residential zone, the level of amenity is commensurate with a rural residential environment where:

- i. there are very low density living environments with some low level noise, odour and visual amenity impacts;*
- ii. 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;*

2. People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.

The proposed development will need to address the Specific Outcomes above. Considering the nature of activities conducted at a Dog training facility. Council Officers have concerns for the potential noise emissions likely be generated by the operation of the use. The proposed development is unlikely to achieve a noise emission standard commensurate with the levels expected within a residential zone category. An acoustic assessment as requested within this Information Request will be required to confirm compliance; however, Council officers have critical concerns that the proposal will not be able to meet the Specific Outcomes of the Strategic framework, or code provisions as referenced.

- 1.5. Provide further information regarding proposed hours of operation.

Built form – character

- 1.6. Demonstrate that the proposal complies with PO24 of the Rural residential zone code, which seeks that the built form does not dominate the landscape or bushland setting. The proposed shed and car parking area, proposing 19 car parking spaces is proposed to be partly visually buffered by a landscaping strip of 3 metres wide. A landscape buffer of 3 metres wide is not expected to meaningfully create a visual screen. The PO requires that the landscape and bushland setting predominate and currently, the provision of hedging/landscape buffering will not sufficiently create a bushland character to mitigate the appearance of the shed and car parking areas.

Landscape

- 1.7. Provide details regarding the proposed landscape treatments, including species and planting densities.

Further Advice:

Landscape buffer planting is proposed around the proposed Dog training use and parking areas. Details of the landscape treatments can be demonstrated on a Concept Landscape Plan or on proposed plans of development.

Advertising signage

- 1.8. Provide details of any signage to be used in conjunction with the proposal.

Further Advice:

Signage for the Dog training facility may constitute an Advertising device as defined by the Logan Planning Scheme 2015 (v9.2) and may require an Operational works application to Council, depending on the scale proposed.

Relevant matters

- 1.9. As referenced earlier in this Information request, Council officers have not identified sufficient relevant matters to warrant support of the proposal to be located at the subject site. Please note, the submission and consideration of the abovementioned information may not address the concerns tabled by Council officers.

2. TRAFFIC

- 2.1. A Traffic Impact Assessment (TIA) certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) specialising in traffic engineering is required. The following must be outlined in the TIA:

- 2.1.1. The traffic generation of the proposal and its impact on the road network from the year of opening and 10 years after the year opening of the final stage of development;
- 2.1.2. Provide details of all traffic works required to ensure the safe and efficient movement of all road users both at the development boundaries including a turn warrant assessment, and where the development impact exceeds 5% of the background traffic, at nearby intersections;

Advice Note:

When determining existing site conditions, recent traffic surveys should be used with an accurate minimum background growth rate as determined by the traffic reporting and surveys.

- 2.1.3. Provide information on all modes of people and goods movement, including, but not limited to, cars, pedestrians, bicycles, service vehicles and public transport.

Further Advice:

- *The traffic impact assessment report submitted to Council must be certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) specialising in traffic engineering.*
- *Refer to Austroads Guide to Traffic Management Part 12: Traffic Impacts of development (2016).*
- *Traffic survey(s) should be conducted during the busiest periods of the week to ensure the best possible recommendations are provided by the consultant.*
- *Logan City Council prefers traffic survey(s) to be conducted on Thursdays and Saturdays during am/pm peak hour traffic.*
- *Peak periods are typically from 6am to 9:30am and 3pm to 6:30pm on weekdays.*

3. EMISSIONS

Stormwater Quality

- 3.1. Provide a Conceptual site based stormwater management plan or deemed to comply solution in accordance with Section 6.2.5 Planning scheme policy 5 – Infrastructure to demonstrate how the proposed development will achieve the stormwater quality design objective and the waterway stability design objective.

Further Advice:

As it will be a privately maintained system, a variety of WSUD measures such as rainwater tanks, stormwater harvesting for internal/external reuse and proprietary devices (those currently accepted by Council – SQIDEP verified) etc. can be used as part of the treatment train to comply with the Stormwater Quality Design Objectives. Such measures will need to be included in the Stormwater Quality Management Plan and associated MUSIC model.

Air Quality Assessment

- 3.2. A detailed code response to PO7 of the Rural residential zone is required detailing how dog waste and dust from the outdoor area will be managed to demonstrate that the proposal protects the intended amenity of the zone and adjoining premises in regard to air emissions/odour.

Acoustic Information

- 3.3. Provide to Council a noise assessment report to demonstrate compliance with Planning scheme policy 3—Environmental management 3.2 Emission and immission standards Logan Planning Scheme 2015. The report must include:
- 3.3.1. Measured background noise levels of the surrounding area in accordance with the Noise Measurement Manual (DETSI: 2020). The background noise levels require measurement during the expected hours of operation (a minimum 72-hour period which must be calibrated/correlated with appropriate on-site noise monitoring observations/samples and include separate weekend monitoring if the proposed use is to be over this period); and
- 3.3.2. Detailed information on the potential noise impacts and sources associated with the proposed development (e.g., proposed operating hours, dogs barking, noise from vehicle movements (including any heavy vehicles), car park use, noise from plant, equipment etc.). Include details of anticipated noise levels and when applicable, the adjustments for tonality and/or impulsiveness. Include all calculations in the report; and
- 3.3.3. The site layout and how noise impacts can be addressed through site design. Include any noise attenuation measures to eliminate and/or minimize noise impacts.

Further Advice

It is not expected that a regular 1.8 metre high acoustic fence (provided at the noise source) will be enough to reduce noise to ensure compliance. It is also expected that attenuating the proposed Shed to reduce reverberation would be quite complex. As a result, any acoustic attenuation or barriers required to mitigate noise, should the use be able to comply where implementing such measures, is also likely to contribute to further visual amenity and character issues.

4. ENGINEERING**Stormwater**

- 4.1. Please provide the proposed volume for the soakage pit, including supporting hydrologic calculations, and details of the soil type and the backfill material to be used.
- 4.2. Demonstrate the soakage infiltration capacity using results from a soil test.

Parking

- 4.3. Confirm how parking spaces and any other required line marking can be achieved with the proposed gravel hardstand areas.

5. REQUEST FOR FURTHER ADVICE

In accordance with section 35 of the Development Assessment Rules, Council in the role of the Assessment Manager may, at any time before the application is decided, give further advice about the application to the applicant.

6. RESPONDING TO THIS INFORMATION REQUEST

This Information Request may be responded to by giving Council:

- (a) All of the information requested; or
- (b) Part of the information requested; or
- (c) A notice stating that none of the information will be provided.

Please indicate within your response if you have provided: all, part of or none of the required information.

If an Information Response is not provided within three (3) months of receiving this Information Request or such further period agreed with the Council, Council's assessment will continue without the benefit of this information.

Further advice:

Fees may be payable for the amendment of existing Infrastructure Agreements (Environmental or Stormwater Offset) in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.

7. COPIES OF RESPONSES TO REFERRAL AGENCIES

Please note that any referral agency for the application may make a separate Information Request. If responding to a referral agency Information Request, a copy of that response must also be given to Council in accordance with Part 3 of the Development Assessment Rules.

For further information about this application please contact Leah Bagnall on (07) 3412 5484 or via email on development@logan.qld.gov.au.

Yours faithfully

Tonnia Plail
A/Principal Planning Officer
Planning Assessment & Technical Services