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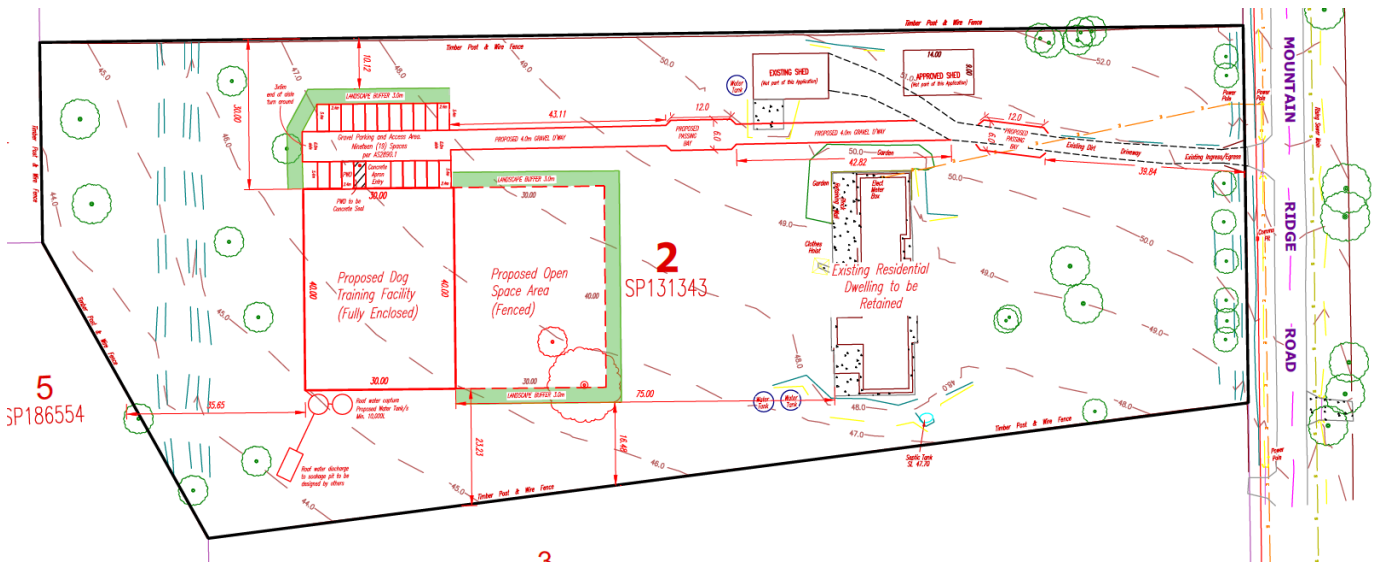


SURVEYORS | TOWN PLANNERS | DEVELOPMENT CONSULTANTS

# DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT

## Material Change of Use (MCU) – Animal Keeping (Dog Training Facility) Impact Assessment

308-320 Mountain Ridge Road, South MacLean QLD, Australia  
Lot 2 on SP131343





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**Date:** 09/10/2025

Version	Description	Date	Prepared	Approved
01	Draft DA	02.05.25	NK	NK
02	Draft DA	29.07.25	NK	NK
02	Draft DA	26.09.25	NK	NK
03	Final DA	09.10.25	RH	RH

***Recipients are responsible for eliminating all superseded documents in their possession***

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Table 1: Supporting documentation

<b>Drawing / Report title</b>	<b>Prepared by</b>	<b>Date</b>	<b>Reference no.</b>	<b>Version</b>
<b>(1) DA Form 1</b>	<i>Baird &amp; Hayes</i>	30.09.25	15265	1
<b>(2) Signed Owner Consent Forms</b>	<i>Baird &amp; Hayes with owners signature</i>	As signed	15265	1
<b>(3) Planning Report and Code Assessment</b>	<i>Baird &amp; Hayes</i>	09.10.25	15265	1
<b>(4) Proposal Plan – Site Development Plan</b>	<i>Baird &amp; Hayes</i>	29.09.25	P03-01b	b
<b>(5) Elevations Plan</b>	<i>Baird &amp; Hayes</i>	29.09.25	P05-01a	a
<b>(6) Amenity Proximity Plan</b>	<i>Baird &amp; Hayes</i>	29.09.25	P05-03a	a

## 2.0 Executive Summary

Baird & Hayes Surveyors and Town Planners, on behalf of the landowners, submit this Development Application for a Material Change of Use (MCU) – Animal Keeping (Dog Training Facility) at 308 – 320 Mountain Ridge Road, South MacLean (Lot 2 on SP131343). The application seeks approval for a purpose-built, 1,200m<sup>2</sup> single-storey training facility to provide a controlled and safe environment for dog training activities.

The subject site is located within the Rural Residential Zone (Park Living Precinct) and is largely consistent with the strategic outcomes for rural enterprise, enabling low-impact economic activity that complements the semi-rural character of South MacLean. The facility has been carefully sited behind the existing dwelling to minimise visual and acoustic impacts on neighbouring properties, with landscaping and acoustic treatments further protecting residential amenity.

The development will operate without overnight boarding or intensive kennelling, maintaining compatibility with surrounding rural-residential uses. Necessary infrastructure will be provided through water tanks, stormwater management, and standard kerbside waste collection. The proposal avoids bushfire hazard areas, steep slopes, and native vegetation, ensuring no adverse environmental impacts.

The application demonstrates compliance with the relevant provisions of the Logan Planning Scheme 2015, including the Rural Residential Zone Code, Infrastructure Code, Filling and Excavation Code, Landscape Code, and Servicing, Access and Parking Code. It represents a low-impact, rural-compatible enterprise that delivers social, economic, and community benefits, while protecting the natural and visual amenity of the site and surrounding area.

Baird & Hayes recommends approval of the application, subject to reasonable and relevant conditions, recognising the proposal as a responsible, well-managed facility that aligns with Council's strategic planning objectives and enhances the South MacLean community.

## 3.0 Summary

### 3.1 General Details

<b>Site address:</b>	<b>308-320 Mountain Ridge Road, South MacLean QLD, Australia</b>
<b>Real property description:</b>	Lot 2 on SP131343
<b>Whole lot area:</b>	2.031ha
<b>Current use:</b>	One (1) Single Residential Dwelling
<b>Proposed use:</b>	MCU – Animal Keeping (Dog Training Facility)
<b>Type of approval sought:</b>	Development Permit
<b>Services and infrastructure:</b>	- Electricity connections in Mountain Ridge Road - Telecommunications (NBN Fibre to the Node and Telstra) - Mountain Ridge Road– constructed, sealed bitumen road
<b>Assessment manager:</b>	Logan City Council
<b>Applicant details:</b>	Baird & Hayes Surveyors and Town Planners, Ipswich Attn: Raymond Ho
<b>Owner details:</b>	STEVEN WILLIAM PITT SHIREEN MICHAL PITT

### 3.2 State Instrument Summary

<b>State Matters identified on SPP Mapping Systems:</b>	<b>NATURAL HAZARDS RISK AND RESILIENCE</b> <b>Flood hazard area - Local Government flood mapping area*</b> <b>Bushfire prone area</b>
<b>State Matters identified on DA Mapping Systems:</b>	SEQ REGIONAL PLAN TRIGGERS Rural Landscape and Regional Production Area WATER RESOURCES Water resource planning area boundaries KOALA PRIORITY AREA Koala priority area

### 3.3 Local Instrument Summary

<b>Planning scheme:</b>	<b>Logan Planning Scheme 2015</b>
<b>Zone:</b>	Rural Residential
<b>Sub Area:</b>	Park Living
<b>Level of assessment:</b>	Impact Assessable
<b>Overlays identified on LCC PD Online:</b>	<ul style="list-style-type: none"> <li>- <b>OM-02.00</b> – Biodiversity Areas Trigger</li> <li>- <b>OM-03.00</b> – Bushfire Hazard Trigger</li> <li>- <b>OM-08.00</b> – Landslide Hazard and Steep Slope Area Trigger</li> </ul>
<b>Applicable codes for assessment:</b>	The Planning Scheme

### 3.4 Referral Requirements

There are no referral requirements.

### 3.5 Approval History

Refer to the below table of the relevant approval history.

*Table 2: Approval History over 308-320 Mountain Ridge Road, South MacLean*

<b>Application Number</b>	<b>Type of Application</b>	<b>Description of Application</b>
<b>BW/970/2025</b>	Building Works – Private Certifier	Domestic – Shed
<b>BW/3340/2025</b>	Building Works – Private Certifier	Domestic – Swimming Pool

## 4.0 Proposed Development Details

The proposal seeks a Development Permit for a Material Change of Use to establish an Animal Keeping (Dog Training Facility) on the subject land at 308 – 320 Mountain Ridge Road, South MacLean.

The development involves the construction of a purpose-built 1,200 m<sup>2</sup> enclosed training shed, designed specifically to accommodate professional dog training activities in a safe, controlled, and acoustically managed environment. The facility has been carefully sited to integrate with the property's existing rural residential setting, ensuring that adequate separation distances are maintained from all neighbouring dwellings and sensitive uses.

While the proposal may accommodate more than nine (9) prescribed dogs at any one time during training sessions—triggering Impact Assessment—the nature and intensity of the activity remain low-impact, daytime-based, and compatible with the intent of the Rural Residential Zone (Park Living Precinct). The proposal does not include overnight boarding, breeding, or intensive kennelling.

The siting, design, and operational management of the facility have been developed to:

- ✓ Maintain the semi-rural landscape character of Mountain Ridge Road;
- ✓ Minimise noise and visual impacts through physical separation, orientation, and enclosure;
- ✓ Ensure safe and convenient vehicle access and on-site parking; and
- ✓ Provide a professional and community-serving facility that supports responsible animal handling and training within the Logan region.

Reference should be made to the accompanying MCU Site Plan, Elevations Plans and Building Plans, which demonstrate the facility layout, access arrangements, and the integration of appropriate landscaping and buffering.

In summary, the proposed Dog Training Facility represents a well-considered and contextually appropriate use of the site, consistent with the planning intent for the locality and capable of being conditioned to achieve full compliance with relevant assessment benchmarks.

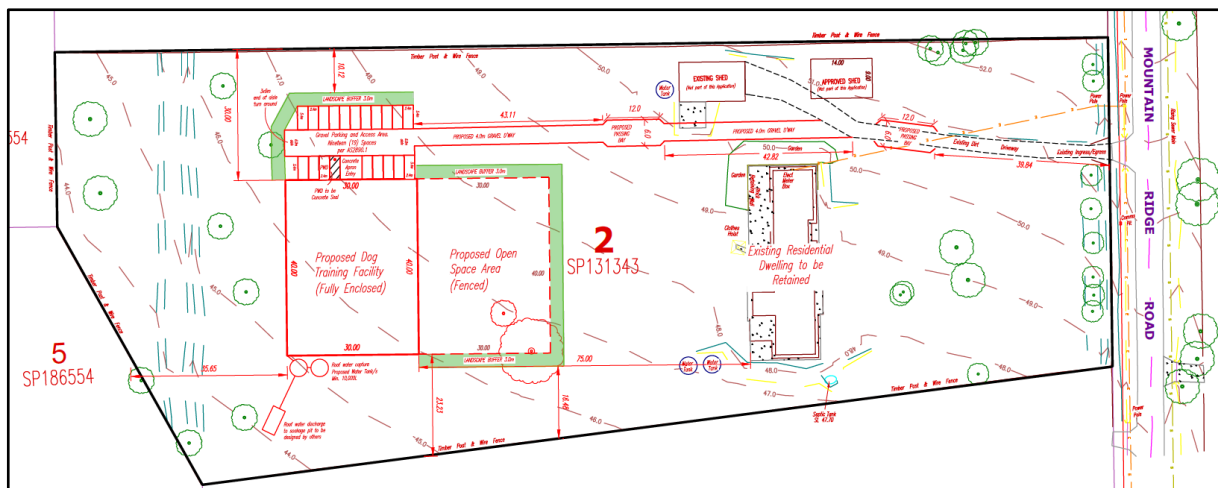


Figure 1: Proposal Plan - Baird & Hayes – MCU Site Plan

## 4.1 Elevations

As illustrated on page 3 of the attached Elevation Plans, and Figure 3, the proposed training shed is positioned behind the existing dwelling and at a lower point in comparison to the existing dwelling and height at road. This siting ensures that the structure is well screened from Mountain Ridge Road and maintains the established rural residential streetscape.

A line-of-sight assessment taken from a 1.5 m standing height at the road frontage confirms that the proposed shed will be obscured from public view, with the existing dwelling, vegetation, and natural topography providing effective visual buffering.

The resulting visual outcome is subtle and non-intrusive, consistent with the intended low-scale character of the Park Living Precinct and protective of neighbouring visual amenity.

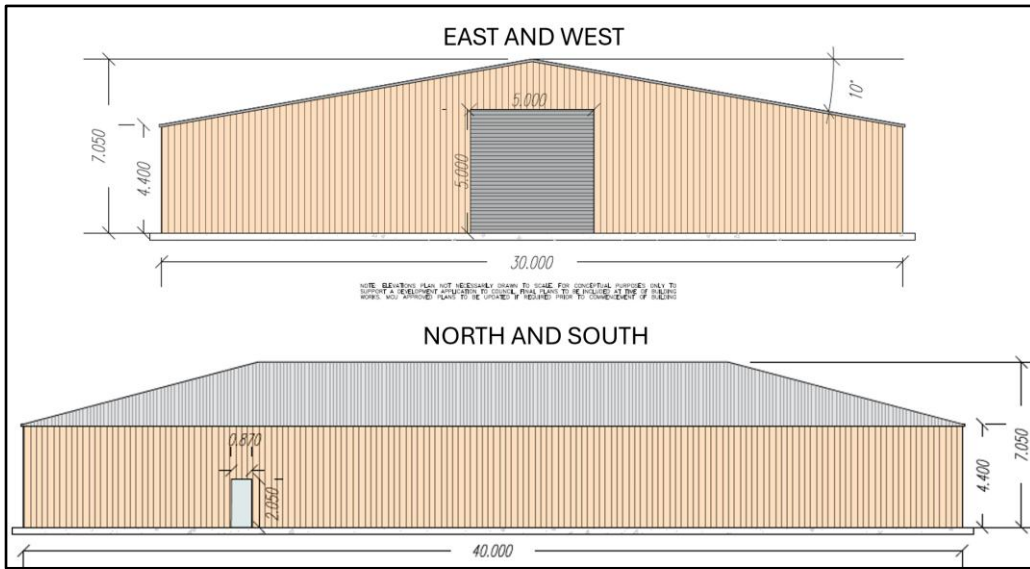


Figure 2: Proposed Elevations - Baird & Hayes – Elevations Plan

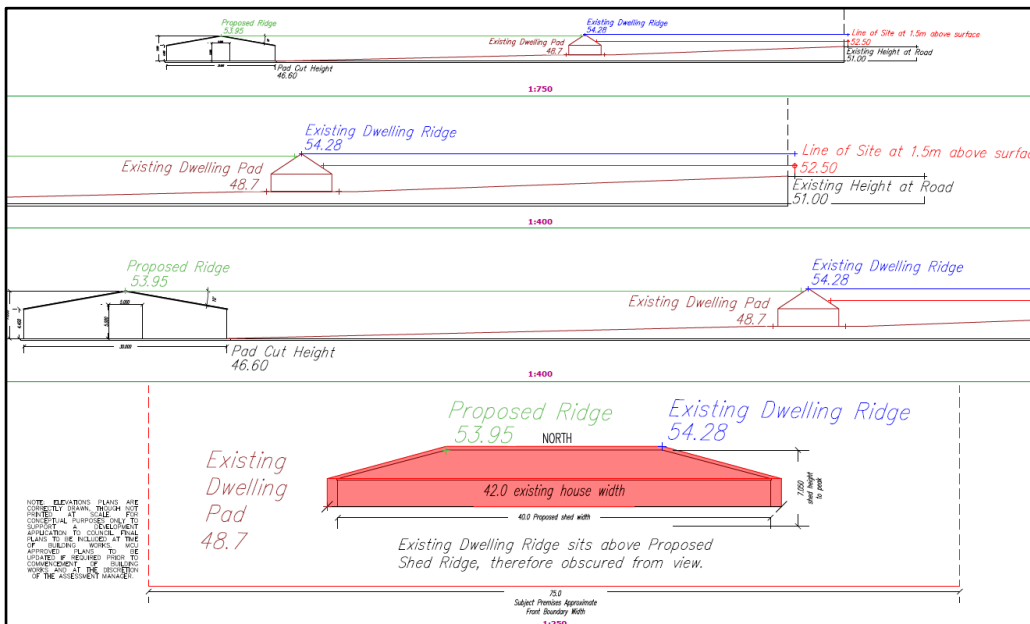


Figure 3: Line of Site - Baird & Hayes - Elevations Plan

## 4.2 Surrounding Premises

The subject site is located within the Rural Residential Zone, where development is expected to maintain the established low-density, semi-rural character of the area. This includes preserving large lot sizes, maintaining privacy between dwellings, and limiting development that relies on urban-scale infrastructure.

The site is also within the Park Living Precinct, which anticipates a landscaped or bushland setting. The proposed development responds to this intent by retaining the majority of the existing vegetation, minimising site disturbance, and introducing a low-impact, non-urban use that complements the natural landscape.

Although the site is zoned Rural Residential, it sits near areas transitioning toward more urban land uses. With the emerging community situated in the east, and established suburban lots located in the South East. This context supports appropriately scaled, rural-compatible activities that serve as an effective interface between land use types. The proposed dog training facility represents a well-managed, small-scale operation that contributes to local economic activity and community benefit while maintaining the rural character and amenity of the surrounding area.



Figure 4 : Surrounding Locality - QLD Globe

### 4.3 Proximity to Sensitive Noise Receptors

Refer to the attached Amenity Proximity Plan, which identifies the distances between the proposed development and nearby sensitive land uses. Dwellings A, L, K, and J are all located within 100 metres of the proposed training facility.

The design of the facility incorporates landscaping buffers to help mitigate acoustic impacts and reduce light spill from vehicle movements, as shown on the attached Site Plan. In addition, the training shed will be acoustically insulated, ensuring that noise generated during training sessions mitigated.

Beyond its low-impact operation, the proposed dog training facility provides broader benefits to the South MacLean community. It offers a local, structured environment for responsible pet ownership and animal welfare, supporting social and recreational opportunities for dog owners. The facility will contribute to the local economy by generating employment and attracting visitors to the area in a manner consistent with the rural-residential character.

These measures and outcomes ensure that the operation of the facility will have minimal impact on neighbouring residents while providing a safe, controlled, and community-oriented environment for dog training activities.

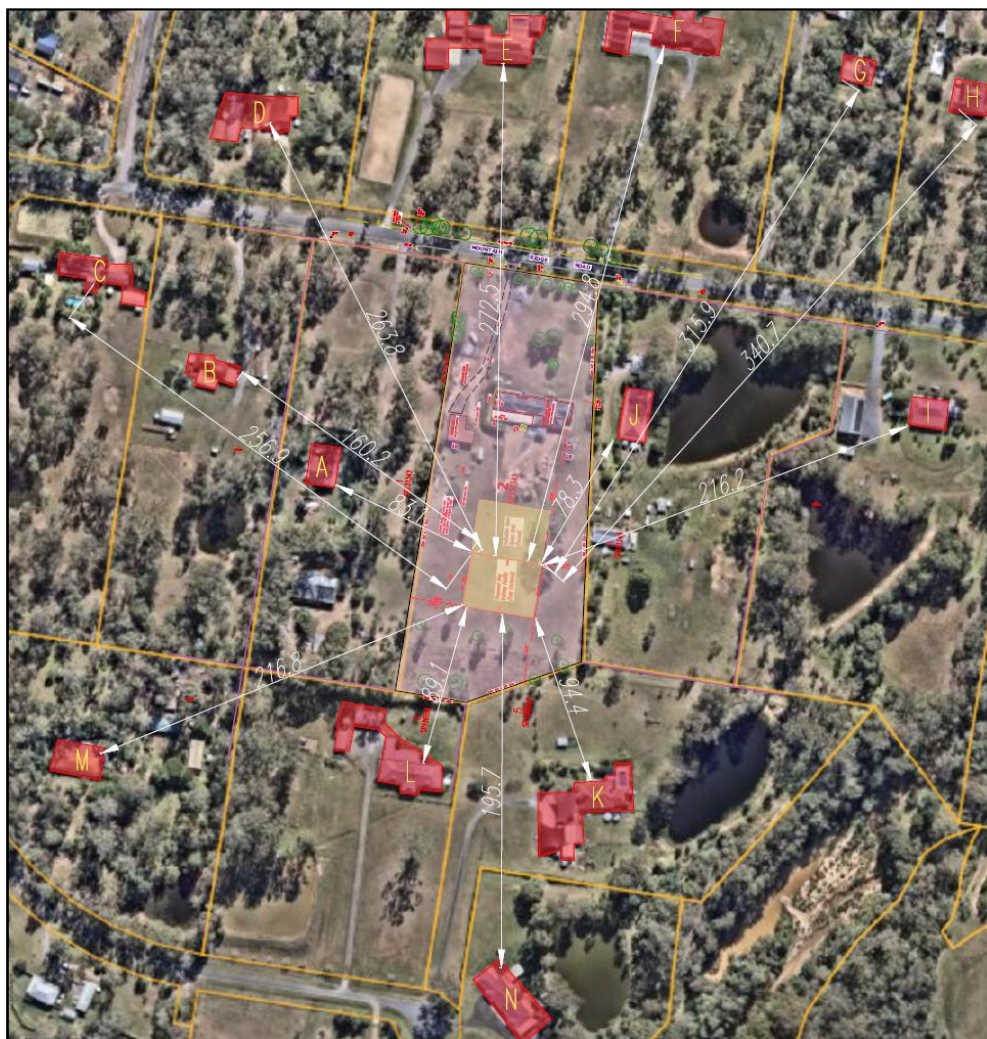


Figure 5 : Amenity Proximity Plan - Baird & Hayes

## 5.0 State Planning Instruments

### 5.1 Planning Act 2016

Under section 45(5) of the Planning Act 2016, impact assessable development is assessed against the benchmarks in the relevant categorising instrument, with regard to matters prescribed in the Planning Regulation 2017. Other relevant matters may also be considered, excluding personal circumstances.

For this application, the benchmarks include:

- South East Queensland Regional Plan 2023 – to the extent it has not already been integrated into the planning scheme.
- State Planning Policy 2017 (Part E) – again, to the extent it is not already integrated.
- Council’s LGIP – where infrastructure planning is relevant.

The prescribed matters under section 27 of the Regulation include the strategic outcomes of the planning scheme, as well as the zone and overlay purpose statements that apply to the site. These matters are considered below in the context of South MacLean.

### 5.2 Planning Regulation 2017

Animal Keeping is defined as a Rural Activity under the Planning Regulation 2017. The subject site is located within the Regional Landscape and Rural Production Area, where rural activities are anticipated. The proposed dog training facility aligns with this purpose and is consistent with the broader objectives of supporting compatible rural uses.

### 5.3 ShapingSEQ Regional Plan 2023

The proposal is consistent with the intent of the Regional Landscape and Rural Production Area in ShapingSEQ 2023. In particular:

#### **Supports Rural Economic Diversification**

The facility represents a sustainable, low-impact rural establishment that adds to the economy of the area without undermining the zone’s primary focus on rural production, landscape protection, and environmental outcomes.

#### **Maintains Rural Character and Amenity**

The proposed 1,200m<sup>2</sup> shed is purpose-built and carefully located to limit impacts on adjoining properties. Generous setbacks and screening measures help retain the open, low-density character of the rural landscape.

#### **Low-Impact, Non-Urban Use**

Dog training is a small-scale activity that can be contained within an enclosed, well-managed facility. It does not create the types of noise, odour, or traffic that would conflict with the surrounding rural setting.

### **Infrastructure and Accessibility**

The site benefits from existing access arrangements and does not create additional demand on urban infrastructure. This allows the landscape values of the area to be preserved while maintaining safe and practical access for visitors.

### **Consistency with Strategic Outcomes**

ShapingSEQ recognises the value of uses that are compatible with agricultural and rural activities. A dog training facility complements the zone by supporting animal management and rural activity without reducing agricultural land or environmental values.

### **Community and Animal Welfare Benefits**

The proposal provides a safe, controlled space for training that promotes responsible dog ownership and improved animal welfare. This aligns with Shaping SEQ's broader objectives under the Live, Sustain, and Prosper themes.

## 6.0 Assessment Framework

The Logan Planning Scheme 2015 is the primary local planning instrument relevant to this application. The proposed Animal Keeping (Dog Training) use is Impact Assessable due to its location within the Park Living Precinct. As such, the proposal must be assessed against applicable State and Local planning benchmarks to ensure alignment with planning intent.

Sections 6.0 and 7.0 of this report focus on the key assessment benchmarks, particularly where alternative solutions are proposed or where specific justification is required to demonstrate compliance. Benchmarks that are straightforward or can be addressed through reasonable and relevant conditions have not been discussed in detail, noting that compliance can be readily achieved through standard measures and operational requirements.

This approach ensures that the assessment is proportionate, focused on the matters of greatest planning significance, and demonstrates the proposal's overall consistency with the objectives of the Logan Planning Scheme 2015.

### 6.1 Local Planning Instrument

The property falls within the Park Living Precinct, triggering an impact assessment. Therefore, the following relevant assessment benchmarks have been addressed:

- Strategic Frameworks (Part 3)
- 6.2.13 Rural residential zone code
- 9.4.2 Filling and excavation code
- 9.4.3 Infrastructure code
- 9.4.4 Landscape code
- 9.4.7 Servicing, access and parking code
- Development Constraints
  - OM2 - Biodiversity Areas
  - OM3 – Bushfire Hazard
  - OM8 – Landslide Hazard and Steep Slope Area

Note: The reference numbers or headings found in the Planning Scheme have been used in the tables below, in lieu of 'copy pasting' whole sections of text into this document.

## 6.2 Strategic Frameworks (Part 3)

The subject premises is located within the **Regional Landscape and Rural Production Area** under the Logan Planning Scheme 2015 (SC2.1, SFM-01.00).

### Response to Section 3.8.1 – Strategic Outcomes:

The proposed *Animal Keeping (Dog Training Facility)* use supports the intent of the Rural Strategic Outcomes by introducing a low-impact, small-scale enterprise that complements the existing rural character and contributes to the diversity of the local rural economy. The development establishes a rural-compatible business that delivers social and economic benefits to the region, including community-based training services and modest employment opportunities, while protecting environmental and landscape values.

The proposal maintains the semi-rural amenity and productive potential of the land by utilising only a small portion of the 2.03 ha site, with the balance remaining open and landscaped. The development integrates sensitively with surrounding land uses and reinforces the role of rural land in supporting sustainable, community-focused activities and rural living.

### Response to Section 3.8.3 – Element: Rural Enterprise:

Animal Keeping represents a form of *rural enterprise*, our proposal aligns with the intent of this element. Specifically:

- **Location on Rural Land:** The facility is situated within the Rural Residential Zone (Park Living Precinct), surrounded by low-density rural allotments—an appropriate setting for a small-scale, rural-compatible enterprise.
- **Consistency with Intended Character:** The siting and design of the training shed ensure visual and acoustic compatibility with the surrounding rural environment, supported by landscaping, setbacks, and natural screening.
- **Economic and Community Contribution:** The development diversifies rural activity by providing an animal-related service that encourages responsible dog ownership, offers community training opportunities, and supports small-scale employment.
- **Avoids Adverse Impacts:** The proposed use is acoustically treated and sufficiently separated from nearby dwellings to avoid conflict with existing or future rural activities.

In doing so, the proposed facility operates within a purpose-built structure consistent with the strategic vision for *Rural Enterprise*—supporting innovation, diversity, and low-impact rural economic activity while preserving the rural character, amenity, and lifestyle values of the South MacLean area.

## 6.3 Rural Residential Zone Code

The proposed development has been assessed against the Rural Residential Zone Code and is found to be largely consistent with its Purpose and Overall Outcomes, as well as compliant with the relevant Acceptable Outcomes. The following summary outlines the key areas of compliance and demonstrates how the proposal responds to the intent of the zone.

The development involves the establishment of a single-storey training facility that reflects the existing low-scale, semi-rural built form characteristic of the surrounding landscape and bushland setting. While *Animal Keeping (Dog Training Facility)* is not explicitly listed as an anticipated use within the Park Living Precinct, the proposal represents a rural-compatible activity that can be appropriately accommodated on the large site. The property's substantial area (20,301m<sup>2</sup>) provides ample separation distances from neighbouring dwellings, ensuring the use operates without adverse amenity impacts.

An acoustic assessment and design measures may ensure compliance with the prescribed noise limits for residential amenity protection. The nearest residential receivers include:

- East – 296–306 Mountain Ridge Road (approximately 78.3m away)
- West – 322–332 Mountain Ridge Road (approximately 83.1m away)
- South – 66–78 & 80 Paula Road (approximately 89.1m and 94.4 away)

Refer to the Amenity Proximity Plan (PO5-04a) for an aerial plan showing the proximity of the proposed shed to neighbouring residences. Further commentary is provided in section 4.3 of the report.

The proposed development maintains and protects the natural and scenic amenity values of the adjoining land within the *Environmental Management and Conservation Zone*. The single-storey built form is modest in scale, visually recessive, and compatible with the rural residential character of the locality. The structure will not visually dominate the landscape or detract from the established setting, ensuring a built outcome that sits comfortably within its surroundings.

### 6.2.13.3.1 - Rural residential zone code - assessable development

POs/AOs	Development Response
PO1	<b>Complies:</b> The subject property is located within the Park Living Precinct and aligns with the precinct's expectations by retaining a landscaped or bushland setting, with only minimal changes proposed to the site's existing character.
PO3	<b>Complies:</b> The proposed building has a maximum height of 4.4m and will have negligible visual impact from the road frontage (refer PO5-03a).
PO4	<b>Complies:</b> The structure is positioned behind the existing dwelling, set back more than 10m from the road boundary and a minimum of 10m from side and rear boundaries, satisfying AO19.
PO5	Although the total site cover exceeds 700m <sup>2</sup> , the development maintains visual amenity through generous setbacks and retained vegetation. The built form integrates with the bushland character of the precinct.

PO7	<b>Can Comply:</b> The shed will be acoustically insulated and designed to limit noise, light and other emissions. Landscaped buffers and large setbacks will further mitigate potential impacts on neighbouring dwellings.
PO11	<b>Complies:</b> All equipment and materials will be stored behind the existing dwelling, screened from public view, preserving the site's rural character and scenic amenity.
PO24	The proposed single-storey built form is modest in scale, well-set back, and screened by vegetation, ensuring it does not visually dominate the surrounding bushland or rural landscape.

## 6.4 Filling and excavation code

Any filling or excavation associated with the proposed development will be minor in scale and undertaken in accordance with best practice construction and environmental management standards. Works will be carried out in a manner that protects:

- Natural Processes and Ecosystems
- Existing and Planned infrastructure
- Enhancement of personal health and safety and premises
- Surface water flow
- Batters
- Retaining walls

All activities will comply with *Part 3.3 of Planning Scheme Policy 5 – Infrastructure* to ensure that sediment, erosion and stormwater management measures are implemented effectively. Topsoil and spoil will be appropriately managed to prevent erosion or contamination of waterways, and any fill material will consist of clean, stable earth, free from organic or putrescible matter.

Detailed design and certification of works will be provided as part of the subsequent Operational Works approval process to confirm full compliance with the applicable engineering and environmental standards.

## 6.5 Infrastructure Code

The proposed development can be readily serviced by existing infrastructure and will not place any undue demand on public networks. The site is located within an established rural residential area that is already connected to standard utility and service infrastructure.

Water supply for the proposed training shed will be provided via on-site rainwater tanks, ensuring self-sufficiency and compliance with the requirements of *Planning Scheme Policy 5 – Infrastructure*. Wastewater will continue to be managed through the existing on-site system, and stormwater will be directed to natural overland flow paths in accordance with best-practice drainage principles.

Refuse collection and recycling will be managed through standard kerbside collection services, consistent with *Planning Scheme Policy 9 – Waste Management*.

The development will maintain appropriate connections to existing electricity and telecommunications services, and no additional upgrades to infrastructure networks are anticipated. Any minor works required to support the development will be detailed and certified as part of the subsequent Operational Works and / or Building approval process.

The proposal therefore achieves the intent of the Infrastructure Code by ensuring that essential services are available, environmental and safety standards are maintained, and the development integrates efficiently with existing and planned infrastructure networks.

## 6.6 Landscape Code

The proposed development will include landscaping that enhances the visual amenity of the site and complements the rural residential character of the locality. Landscaping will be designed to respond to the natural site conditions, utilising suitable species that are consistent with the surrounding bushland character and capable of being maintained efficiently over time.

Where practicable, existing native trees and vegetation will be retained and protected to preserve the natural landscape values of the site. Additional planting will be incorporated to provide effective buffering and screening, helping to reduce potential visual and acoustic impacts associated with the training facility and maintaining privacy for adjoining residents.

The landscaping design will also be guided by water-sensitive urban design principles to manage overland flow, conserve water, and prevent ponding. These outcomes will be achieved through appropriate species selection, placement, and soil treatment.

Detailed landscape plans can be finalised through the Development Approval and conditioned to Council's satisfaction, ensuring compliance with *Planning Scheme Policy 5 – Infrastructure* and consistency with the purpose and performance outcomes of the Landscape Code.

## 6.7 Servicing, Access and Parking Code

The proposed development generally complies with all the purpose and codes outlined in the Servicing, access and parking code.

Table 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development

Performance Outcome	Development Response
PO1	<b>Complies:</b> The proposal provides 19 car parking spaces, including one (1) PWD bay, exceeding the minimum requirement of two (2) spaces for Animal Keeping (non-boarding).
PO3	<b>Complies:</b> All parking spaces will be freely accessible to staff and visitors.
PO5	<b>Not Applicable:</b> According to Table 9.4.7.3.2 there are no minimum bicycle spaces specified for this use.
PO6	<b>Complies:</b> A dedicated manoeuvring area is provided to allow forward entry and exit for all vehicles, accommodating the design vehicle (MRV) in accordance with relevant standards.

PO8	<b>Complies:</b> Adequate queuing space is provided to ensure no vehicle queues occur on the road.
PO9	<b>Complies:</b> The 4 m wide driveway will be designed and constructed in accordance with Section 3.4.5 of <i>Planning Scheme Policy 5 – Infrastructure</i> .
PO10	<b>Can Comply:</b> The car parking area will be designed and constructed in accordance with Section 3.4.6 of <i>Planning Scheme Policy 5 – Infrastructure</i> .
PO11	<b>Not Applicable:</b> No onsite collection is proposed.

## 6.8 Development Constraints Overlays Code

Section 3.3 of this report summarises the relevant development constraint overlays identified over the subject site in accordance with the *Logan Planning Scheme 2015* mapping:

- **OM2 – Biodiversity Areas** – Nil impact
- **OM3 – Bushfire Hazard**
- **OM8 – Landslide Hazard and Steep Slope Area**

Only the applicable overlay codes are addressed below.

### 6.8.1 OM2 – Biodiversity Areas

The proposed development is located to avoid the need for clearing established native vegetation, thereby ensuring there is no adverse impact on biodiversity values.

### 6.8.2 OM3 – Bushfire Hazard

The Animal Keeping (Dog Training) facility is positioned outside the mapped bushfire hazard area, resulting in minimal impact. As the site is not serviced by reticulated water, a water tank will be provided in accordance with Table 8.2.3.3.2 to support bushfire mitigation measures.

### 6.8.3 OM8 – Landslide Hazard and Steep Slope Area

The development is situated outside the identified landslide and steep slope hazard areas, resulting in no impact from this overlay.

## 7.0 Conclusion

Baird & Hayes Surveyors and Town Planners thank Logan City Council for considering this Development Application for a Material Change of Use (MCU) – Animal Keeping (Dog Training Facility) at 308–320 Mountain Ridge Road, South MacLean (Lot 2 on SP131343). The proposed development has been carefully designed and assessed against the relevant provisions of the *Logan Planning Scheme 2015*, as well as applicable State planning instruments, and demonstrates that:

- ✓ **Strategic Alignment:** The use complements the semi-rural character of the Rural Residential Zone (Park Living Precinct) and aligns with the intended strategic outcomes for rural enterprise, supporting low-impact economic and community activity.
- ✓ **Sensitive Design:** The training facility is purpose-built, single-storey, and located behind the existing dwelling, ensuring minimal visual and acoustic impacts on surrounding residences. Landscaping, setbacks, and acoustic treatments further protect amenity.
- ✓ **Infrastructure and Services:** The development will be serviced by appropriate water supply (via tanks), standard kerbside waste collection, and existing access arrangements, with all works designed to comply with relevant infrastructure standards.
- ✓ **Environmental Protection:** No clearing of established native vegetation is required, and the development avoids bushfire hazard and steep slope areas, ensuring no adverse impacts on biodiversity or natural processes.
- ✓ **Low-Impact Operation:** The facility is designed to operate within a controlled and safe environment, accommodating dog training without boarding or intensive kennelling, thereby maintaining rural amenity and neighbourly compatibility.

Baird & Hayes therefore recommends that the application be approved, subject to reasonable and relevant conditions. The proposal represents an exemplary rural-compatible enterprise that:

- ✓ Retains and enhances the site's semi-rural character
- ✓ Provides social, economic, and community benefits
- ✓ Implements Council's strategic planning objectives for rural enterprise and low-impact development

We appreciate Council's consideration of this application and look forward to progressing this facility, which delivers a safe, responsible, and well-managed environment for dog training within the South MacLean community.

If you have any queries, please do not hesitate to contact Baird & Hayes on (07) 3812 2076.

Kind regards,

**PREPARED BY:**

**Nick Kennedy**

Technical Assistant (Planning)



**REVIEWED BY:**

**Raymond Ho**

Senior Planner

