



PLANNING ASSESSMENT REPORT

21-23 Watland Street, Springwood QLD 4127

Development Application under the *Planning Act 2016* for a Development Permit for a Material Change of Use for Multiple Dwellings on land at 21-23 Watland Street, Springwood QLD 4127 (Lot 1 RP 196371) for WATLAND PTY LTD TRUSTEE



DOCUMENT CONTROL SHEET

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DOCUMENT DETAILS

Title	Planning Assessment Report – Material Change of Use for Multiple Dwelling - 20 Units
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1.0 EXECUTIVE SUMMARY

Bartley Burns has been engaged by WATLAND PTY LTD TRUSTEE to prepare a Material Change of Use for Multiple Dwelling - 20 Units in respect of land at 21-23 Watland Street, Springwood QLD 4127.

This Planning Assessment Report provides details of the development proposal and how the proposal will comply with the relevant assessment benchmarks.

The proposal is considered to satisfy these assessment benchmarks and will be compatible in scale with other development in the immediate area. As a result, the proposal warrants approval and the issuing of the relevant approval documents.

BELOW: Perspectives of street presentation of proposed multiple dwelling

SOURCE: L56D



2.0 BASIC INFORMATION

Address	21-23 Watland Street, Springwood QLD 4127
Real Property Description	Lot 1 on Registered Plan 196371
Site Area	2028m ²
Zone	Specialised Centre
Precinct	Highway Business
Local Plan	Nil
Overlays	Landslide Hazard and Steep Slope Area Strategic Airport and Environs Transport Noise Corridors
Approval Type	Material Change of Use for Multiple Dwelling - 20 Units



Figure 1: Site Location

Source: Logan Planning Scheme 2015

3.0 PROPOSAL

The applicant, on behalf of the owner of the site, proposes to establish a multiple dwelling, comprised of 20 units (6 x 3 bedroom + 14 x 2 bedroom) on land at 21-23 Watland Street, Springwood QLD 4127.

To elaborate, this proposal relates to the construction of a new, multi-storey, multi-unit building. This building will have a height largely less than 12 metre, apart from minor intrusions from building plant and equipment on the rooftop and will encompass 20 units.

In assessing this proposal, it is important to note that whilst the proposal includes redevelopment of the site, the proposal will not result in additional impervious area, given the hardstand nature of the current site development.

Building Layout

The proposed building will feature:

- A basement carparking level including resident wash bay and bike storage;
- Ground level including 4 units, communal open space and lobby;
- Level 2 & 3 include 8 units per floor, along with communal open space areas to each floor;

External Design

The proposal presents a contemporary design that includes feature vertical arch opening elements to provide for sectionalisation of the elevations in order to minimise building bulk and scale, whilst providing for variation in colours, materials and finishes to add visual interest.

The facades include elements of recess and projection help the interplay of light and shade, and the casting of interesting shadows.

Proposed roof top planters provide for vegetation softening to the structural built form. The proposal will also utilise variety within the colour palette and materiality to increase visual interest.

Refer to architectural proposal plans prepared by *Linear 56 Design* for details.

Access, Parking and Servicing

The existing dual crossover access will be replaced with a single width wide crossover in essentially the same location as that of the existing access locations.

The proposed unit mix of 6 x 3 bedroom units, along with 14 x 2 bedroom units deems the development is required to provide 40 resident cars along with 5 visitor parks, which have been provided.

On-site refuse collection and turnaround facilities are provided ensuring on-site manoeuvring of the refuse collection vehicle (to allow for ingress and egress in forward gear) is achievable.

Refer to traffic engineering report prepared by *MODUS Transport and Traffic Engineering* for details.

Landscaping

The proposal will utilise various planters within the development and to the perimeter of the site to provide for visual softening and screening at varying heights. Planting is proposed to be focussed to the northern and eastern elevations, along with turf to the southern (easement area) to the rear..

Refer to landscape statement of intent prepared by *Scenetics Landscape Planners & Consultants* for details.

4.0 CHARACTERISTICS OF THE SITE

The site is located at 21-23 Watland Street, Springwood QLD 4127, otherwise described as Lot 1 on Registered Plan 196371.

As it stands, the site contains two industrial / commercial buildings with a central driveway and parking area.

The site is effectively entirely hardstand with only minor ornamental vegetation present in front and rear garden bed areas.

In terms of servicing, the site has existing connections to water, sewerage, stormwater, electricity and telecommunication infrastructure. In addition to this, the site has two existing access points to Watland Street.

Watland Street is a constructed road with existing kerb and channel and designated pedestrian pathways. As part of this proposal, the existing dual crossover scenario will be removed and replaced by a single broader crossover in essentially the same location as the existing crossover access point.

In terms of constraints under the *Logan Planning Scheme 2015*, the site is identified as being within the Landslide Hazard and Steep Slope area under the Landslide Hazard and Steep Slopes Overlay.

It is considered that this listing is anomalous given the developed form of the site, and is instead considered to have been identified as such due to the large pixel size of the overlay mapping applied to the Overlay.

Meanwhile, in terms of zoning, the site is included within the Highway Business Precinct of the Specialised Centre Zone under the *Logan Planning Scheme 2015* with the proposal to represent a development outcome which will be very much in keeping with the intent of this zone precinct.

5.0 STATE PLANNING INSTRUMENTS

5.1 STATE PLANNING POLICY

The proposal will not conflict with any of the policies in the *State Planning Policy*.

5.2 SHAPINGSEQ

The site is included within the 'Urban Footprint' under the *South East Queensland Regional Plan 2023 (ShapingSEQ 2023)* with the intent of this area is to:

"The Urban Footprint identifies land in which the region's urban development needs to 2046 can be accommodated in a way consistent with the outcomes and strategies of ShapingSEQ 2023. The Urban Footprint incorporates the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space. The priority for developing land in the Urban Footprint is to accommodate urban growth. However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes."

The proposal will, therefore, not conflict with the intent of the 'Urban Footprint' as envisaged under ShapingSEQ.

5.3 PLANNING REGULATION 2017

5.3.1 Referral Agencies

The subject proposal does not require referral as no referral agency triggers exist for the subject use.



6.0 LOCAL PLANNING INSTRUMENTS

6.1 LOGAN PLANNING SCHEME 2015

6.1.1 Strategic Framework

The proposal will not conflict with any of the themes in the Strategic Framework of the *Logan Planning Scheme 2015*.

6.1.2 Definitions

The following definition in the *Logan Planning Scheme 2015* are relevant to this proposal:

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

Examples include: Apartments, flats, units, townhouses, row housing, triplex

6.1.3 Category of Assessment

The site is located within the Highway Business Precinct of the Specialised Centre Zone with Table 5.5.15.1 of the *Logan Planning Scheme 2015* identifying that the proposal is ‘Impact assessable’ development. (12 metres in the Highway business precinct)

This category of assessment is unchanged by the relevant overlays affecting the site with:

- the Transport Noise Corridor Overlay serving an informative purpose only;
- the Landslide Hazard and Steep Slope Area Overlay having only a negligible impact on the site;
- ‘no change’ prescribed under the level of assessment (LOA) table for the Strategic and Airport Environs Overlay.

6.1.4 Relevant Codes

Under Part 5 of the *Logan Planning Scheme 2015*, the proposal is identified as being ‘code assessable’ development with the applicable assessment benchmarks for this application considered to be within the following codes:

- Specialised Centre Zone Code
- Multiple Dwelling, Rooming Accommodation and Short Term Accommodation Code
- Strategic and Airport Environs Overlay Code
- Filling and Excavation Code

- Infrastructure Code
- Landscape Code
- Servicing, Access and Parking Code

These codes are addressed in Appendix A of this report.

7.0 CONCLUSION

The proposal is generally consistent with the intent of the Specialised Centre Zone within the *Logan Planning Scheme 2015* and represents substantial compliance with the assessment benchmarks of the applicable codes.

The proposal will not cause any significant impact on the surrounding area, instead providing for a positive, functional development which will meet the demand of the greater, Logan community.

In this regard, the proposal demonstrates an acceptable development outcome and, therefore, warrants approval subject to reasonable and relevant conditions.