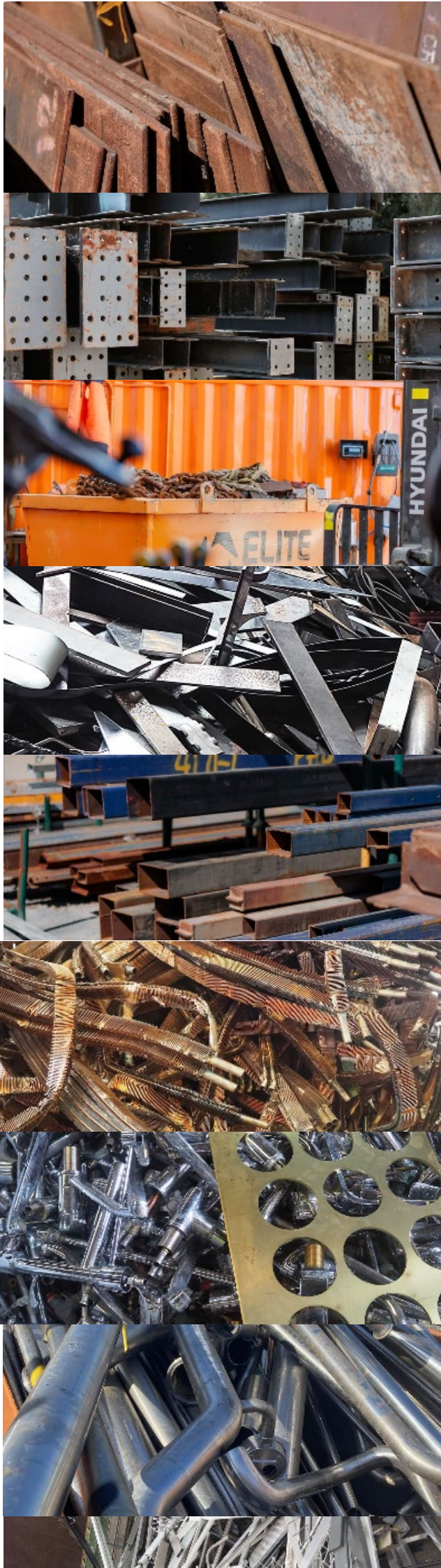




PLANNING ASSESSMENT REPORT

DEVELOPMENT APPLICATION FOR MATERIAL
CHANGE OF USE (IMPACT ASSESSMENT)
FOR MEDIUM IMPACT INDUSTRY (METAL
RECYCLING) AND OUTDOOR SALES

51-53 CAIRNS STREET, LOGANHOLME QLD 4129

LOT 21 ON RP88336

PREPARED FOR: KOTD LAND AND CATTLE PTY LTD

AUGUST 2026



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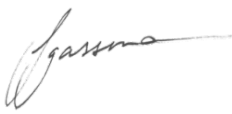
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Originating Office:	Gold Coast	Job Number:	6486
Physical Address:	76 Business Street	Project Manager:	Fraser Gassman
	Yatala. Q. 4207	Document Title:	Planning Assessment
Postal Address:	PO Box 392		Report
	Beenleigh. Q. 4207	Author:	Erika Di Luigi
Phone:	+61 7 3807 3333	Client:	KOTD Land and Cattle Pty
Fax:	+61 7 3287 5461		Ltd
Email:	mail@gassman.com.au		
Web:	www.gassman.com.au		

Revision / Checking History

No.	Author	Reviewer
1.	Erika Di Luigi	Fraser Gassman

Approval for Issue

Rev. No.	Name	Position	Signature	Date
1.	Fraser Gassman	Senior Town Planner		4 September 2026

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GDP File	1 electronic copy

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1.0 INTRODUCTION

Gassman Development Perspectives (GDP) has been engaged by KOTD Land and Cattle Pty Ltd (Applicant) to prepare an impact assessable development application requesting a Development Permit for Material Change of Use for Medium impact industry (metal recycling) and Outdoor sales at 51-53 Cairns Street, Loganholme QLD 4129, formally described as Lot 21 on RP88336.

The proposed development seeks to establish a metal recycling yard on the subject site. The facility collects and receives second hand metal which is then recycled and sold to new buyers as part of the circular economy.

Despite not being a listed land use in the zone/precinct, the proposed development is considered consistent with the established character of the surrounding industrial area and is adequately separated from nearby sensitive land uses so as not to create adverse amenity impacts. Further, the use is unique in that its operations more closely resemble that of a Low impact industry or Warehouse for open storage activity (which are both listed land uses within the zone) given the use is generally limited to activities such as outdoor storage/stockpiling of materials, delivery/pick-up of goods and the sorting of materials primarily by hand, though one small piece of metal recycling equipment is used to sort and recycle products. The Outdoor sales aspect of the use acts more as an ancillary component of the primary recycling use and maintains a direct nexus with the primary industrial activity operating onsite.

A full assessment of the relevant State and local planning instruments have been provided as part of this report. The proposal is considered to be generally appropriate in the context of the location and the zoning of the subject site.

2.0 SUMMARY TABLES

Table 1 - Site Details	
Site Address	51-53 Cairns Street, Loganholme QLD 4129
Real Property Description	Lot 21 on RP88336
Site Area	10,120m ²
Name of Owner(s)	KOTD Land and Cattle Pty Ltd
Local Authority	Logan City Council

Table 2 - State Planning Summary	
Regional Plan	South East Queensland Regional Plan 2023
Regional Plan Land Use Designation	Urban Footprint

Table 3 - Local Planning Summary	
Zone / Precinct	
Mixed use zone (Industry precinct)	
Local Area Plan	
Not Applicable	
Defined Use and Approval sought	
- Development Permit for: - Material Change of Use for Medium impact industry (Metal recycling) and Outdoor sales	
Level of Assessment	
Impact assessable	
Overlays	
- Acid sulfate soils - Potential and actual acid sulfate soils above 5m AHD and at or below 20m AHD - Flood hazard (TLPI No.1/2024) - Moderate flood risk area - Low flood risk area	
Assessment Benchmarks	
- Mixed use zone code - Flood hazard overlay code - Filling and excavation code - Infrastructure code - Landscape code - Management of emissions and hazardous activities code - Servicing, access and parking code	

3.0 SITE DESCRIPTION AND LOCATION

The subject site is a single freehold allotment, which is rectangular in shape and is located on the southern side of Cairns Street, within the Logan suburb of Loganholme (4129).

In terms of locational context, the overall subject site is located approximately:

- 800 metres south-east of the Pacific Motorway, Cleveland Exit 30 interchange;
- 900 metres north-east of the Pacific Motorway / Logan Motorway interchange;
- 2.5 kilometres south-east of the Logan Hyperdome shopping centre; and
- 4.2 kilometres north-west of the Beenleigh Town Centre.

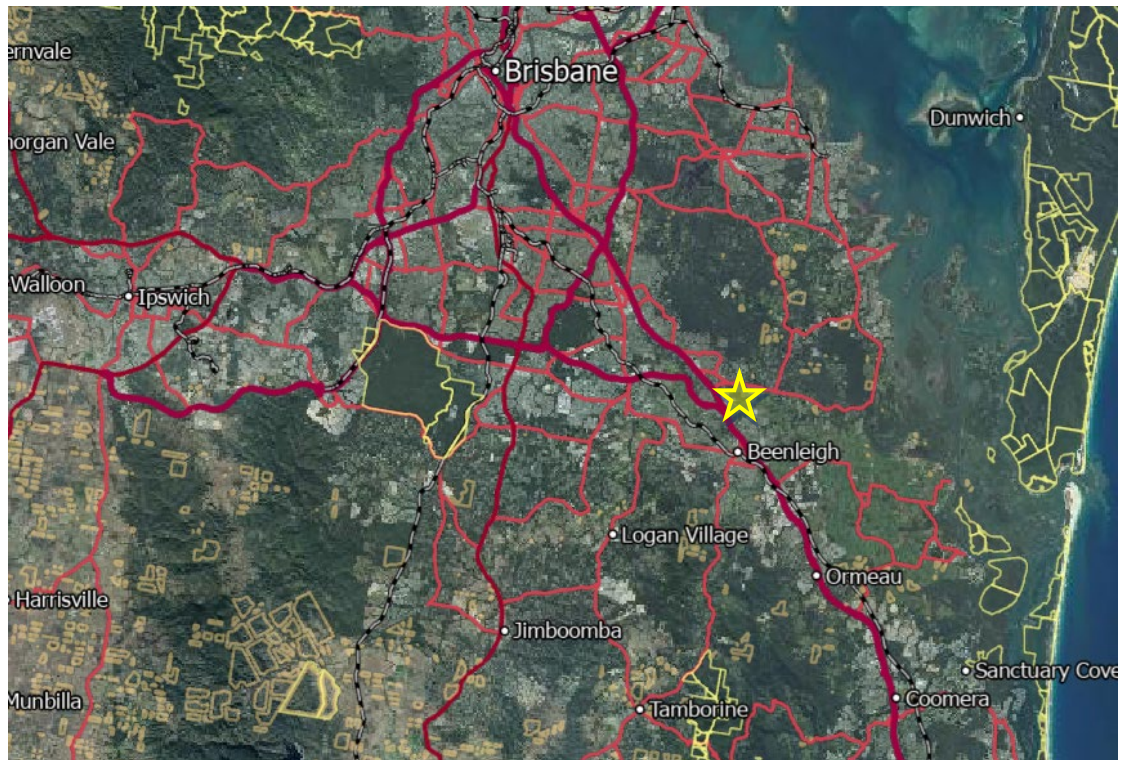


Figure 1 - Location Aerial (QLD Globe, 2026)



Figure 2 - Site Aerial (QLD Globe, 2026)

3.1 LAND OWNERSHIP AND ENCUMBRANCES

The subject site consists of a single freehold allotment owned by KOTD Land and Cattle Pty Ltd. The subject site is not burdened by any known easement or other encumbrance.

3.2 EXISTING LAND USES

The overall subject site is currently operating as an open storage yard for the storage of various industrial materials.

3.3 SURROUNDING LAND USES

The subject site is located on the within a small pocket of Mixed use industrial land on the eastern side of the Pacific Motorway. A range industrial land uses are located within immediate proximity of the subject site along Cairns Street, generally featuring large informal hardstand areas for the open storage of various industrial materials alongside small office buildings and sheds. Further east lies more formalised industrial uses within established warehouse/industrial buildings. To the south lies another pocket of established industrial land featuring a range of warehouses and other industrial buildings.

Industrial land along Cairns Street is surrounded to the north and east by conservation land featuring dense vegetation, creeks, waterways and wetland areas. Further north and east lies residential land featuring dwelling houses on large suburban or small acreage blocks.

3.4 FRONTAGE AND ACCESS

The subject site contains frontage to Cairns Street to the north of approximately 50 metres. The

site contains an existing informal vehicle crossover to Cairns Street on the western side of the frontage.

3.5 TOPOGRAPHY AND VIEWS

The subject site is relatively flat at approximately 8 metres AHD across the site, though dips to approximately 7 metres AHD at the site's entry driveway and crossover. The site does not contain any significant views.

3.6 EXISTING VEGETATION

The subject site is generally cleared of vegetation.

3.7 CONTAMINATED LAND

The subject site is not known to be contaminated.

3.8 FLOODING AND STORMWATER

The subject site is impacted by a small amount of mapped flood hazard. The site's entry driveway and crossover may experience flood depths of up to 30 centimetres during the Q100 flood event. Flood depths of up to 1.2 metres at the front of the site and 50 centimetres in the rear corner of the site may be experienced during the probable maximum flood event.

The site is impacted by small amounts of overland flow along the site's frontage and to the rear of the site.

3.9 WETLANDS/WATERWAYS

The subject site does not contain any mapped wetlands or waterways.

3.10 CONSERVATION / HERITAGE AREAS

There are no buildings or parks within the immediate proximity of the subject site that are conservation or heritage areas.

3.11 APPROVAL HISTORY

On 2 March 2021, Council approved a Material Change of Use for a Warehouse to be located within the front half of the subject site (MCUC/75/2020, most recent change MCUC/75/2020/A). Council also approved a Material Change of Use for a Transport depot to be located to the rear of the subject site on 8 June 2021 (MCUI/18/2020). It is understood that these approvals are both current (i.e. have not lapsed) but have not yet commenced.

4.0 THE PROPOSED DEVELOPMENT

The proposed development seeks to establish a metal recycling yard on the subject site. The facility collects and receives second hand metal which is then recycled and sold to new buyers as part of the circular economy.

Operational hours will be from 6am to 5pm Monday to Friday, with the occasional Saturday hours of 6am to 12pm. Trading hours will be from 8am to 4pm Monday to Thursday and 8am to 2pm Fridays. The site will operate with up to 15 staff members and 10 customers per day.

The site's existing hardstand area will be maintained. A sales area is to be located at the front of the site, with visitor parking, ancillary office and staff parking to be located centrally within the site. The main recycling area is located to the rear of the site and will feature two sorting domes, a WF metal buying and sorting dome (with sorting machinery), a maintenance and storage dome, wash bay, clean storage in bins, and empty skip bin storage area. The use will involve a small metal recycling component (consisting of sorting and distribution only). No fragmentiser or shearing operations will be present on site.

An extract of the proposed site layout is shown within **Figure 3** below and a copy of the proposed development plans are provided within **Appendix B**.

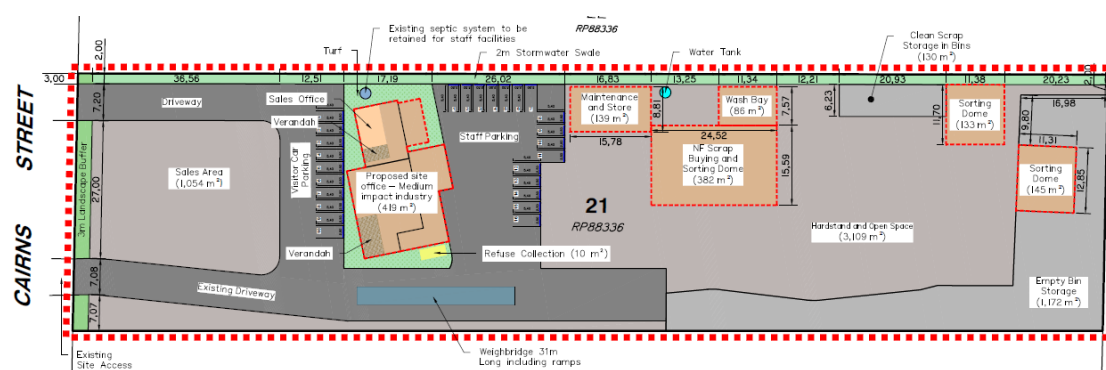


Figure 3 – Proposed site layout (GDP file, 2026)

Access parking and manoeuvring

Vehicle access to the site is provided from Cairns Street via the existing crossover on the western side of the frontage, providing access to the shared parking area. A second vehicle crossover is proposed at the eastern end of the frontage, though this is to be installed in the future as the business grows.

The development is required to provide car parking at the following rates for each land use:

- Medium impact industry - 1 space per 80m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter
- Outdoor sales - 1 space per 300m² of display area; plus 1 space per 1.5 employees

Table 4 below shows the required parking for each land use, and demonstrates that the development meets the minimum parking requirements. Parking provision is considered appropriate having regard to the actual demand and use characteristics of the development,

with parking supply based on the number of employees and visitors expected to attend the site each day.

Table 4 – Parking supply				
Land use	GFA or Display area	Required spaces	Actual provided	Proposed Shortfall
Medium impact industry	1,264m ²	14	15	0
Outdoor sales	1,054m ²	4 + 2 spaces for employees (based on two sales staff)	10	0

The subject site accommodates an articulated vehicle with loading and unloading activities to take place within the rear hardstand area.

The proposed development generates very small amount of traffic due to the limited number of employees and visitors expected to attend the site each day. As per Council's prelodgement meeting minutes (refer **Appendix F**), because the development will generate less than 10 vehicle trips to/from the site during peak hours, a traffic impact assessment is not required to be submitted with this application.

Landscaping

The development proposes a three-metre-wide private landscape buffer along the frontage of the site. This landscaping will serve to screen the development from street view and improve streetscape character and amenity. Details of the proposed landscape arrangement and species selection are provided within the Landscape Intent Plan (**Appendix E**).

Waste Servicing and Collection

The development proposes refuse storage and collection area adjacent to the site office, accessed via the shared driveway. Waste facilities will be collected at least twice a week via private contractor.

Waste storage has been estimated using an industrial generation rate of 25L per 100m² of Total Use Area (TUA) per day for both refuse and recycling. Based on a TUA of 5,467m² (excluding empty bin storage area which will not generate waste), this equates to approximately 1,367L per day. With collection assumed twice per week, the design allows for a waste storage area capable of accommodating up to 6,000L of refuse and 6,000L of recycling on site, with bin areas sized for 3,000L bins.

Civil Services

The subject site will maintain all existing connections to water, sewer and telecommunication services. The site's existing stormwater management arrangement will be maintained, which includes an existing turfed swale which runs down the site's eastern boundary and carries flows through the site.

4.1 SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION

In support of this development application, the following specialist information has been commissioned and accompanies this planning assessment report.

Table 5 – Supporting Specialist Reports/Documentation			
CATEGORY	CONSULTANT	TITLE OF DOCUMENTS	LOCATION
Forms	-	Forms	Appendix A
Plans and Drawings	Gassman Development Perspectives	Proposed Development Plans	Appendix B
Code Assessment	Gassman Development Perspectives	Code Assessment	Appendix C
		Strategic Framework Assessment	Appendix D
Landscape architecture	Gassman Development Perspectives	Landscape Intent Plan	Appendix E
Prelodgement	Logan City Council	Prelodgement Meeting Minutes	Appendix F

5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

5.1 STATE LEGISLATION

5.1.1 PLANNING ACT 2016 (PA)

The PA is the principal Act legislating planning and development in Queensland. The purpose of the PA is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability.

Ecological sustainability is a balance that integrates:

- (a) the protection of ecological processes and natural systems at local, regional, state, and wider levels; and
- (b) economic development; and
- (c) the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The proposed development seeks approval for the following aspects of assessable development defined under Schedule 2 of the PA:

- Material Change of Use of premises involving the start of a new use at the premises.

Section 45(5) of the PA specifies those matters that must be addressed as part of any impact assessable development application. This includes:

- assessment against the assessment benchmarks in a categorising instrument for the development;
- having regard to any matters prescribed by regulation; and
- any other relevant matter.

The information contained in this report and the development application addresses all of the above matters (where relevant) and is sufficient for Council to make an informed assessment of the proposed development. It is noted that a 'categorising instrument' is defined under the PA as a regulation or local categorising instrument that does any or all of the following—

- categorises development as prohibited, assessable or accepted development;
- specifies the categories of assessment required for different types of assessable development;
- sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against.

In this case, the *Logan Planning Scheme 2015, version 9.2 (with TLPI No. 1/2024)* (Planning Scheme) is the applicable categorising instrument for the proposed development.

5.2 SUBORDINATE LEGISLATION

5.2.1 PLANNING REGULATION 2017 (PR)

The PR supports the principal planning laws by outlining the mechanics for the operation of the PA. It outlines all planning processes, including:

- The categorisation of development applications and the matters development applications must consider (in addition to applicable assessment benchmarks);
- Identification of the assessment manager and referral agencies for development applications;
- The matters for a particular development that trigger state interests.

Section 31(1) of the PR specifies the following matters required to be considered for an impact assessable development application:

- The matters stated in Schedules 9 and 10 of the PR for the development; and
- If the prescribed assessment manager is a person other than the chief executive (i.e. the Local Government)—
 - the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - for designated premises—the designation for the premises; and
- Any temporary State planning policy applying to the premises; and
- Any development approval for, and any lawful use of, the premises or adjacent premises; and
- The common material.

Section 31(2) of the PR goes on to state that:

- an assessment manager may consider a matter mentioned in Section 31(1) only to the extent the assessment manager considers the matter is relevant to the development; and
- if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in Section 31(1), this section does not require the assessment manager to also have regard to the assessment benchmarks.

It is noted that Schedule 9 of the PR relates to Building Work under the *Building Act 1975*, and Schedule 10 relates to all other assessable development.

The abovementioned matters are addressed in the following sections.

5.2.1.1 Referral Requirements

Schedule 10 of the PR identifies the assessment benchmarks and referral arrangements that apply to particular types of development. Assessment benchmarks and matters a referral agency must consider for particular types of development generally includes the State Development Assessment Provisions (SDAP).

The State Assessment and Referral Agency (SARA) also provides development assessment mapping to assist in the determination of referral requirements. Of note, the subject site is located within the following state mapping areas that may require referral:

Water resources

As shown in **Figure 4**, the subject site is burdened by Water Resources mapping, in particular the 'Water resource planning area boundaries' category.

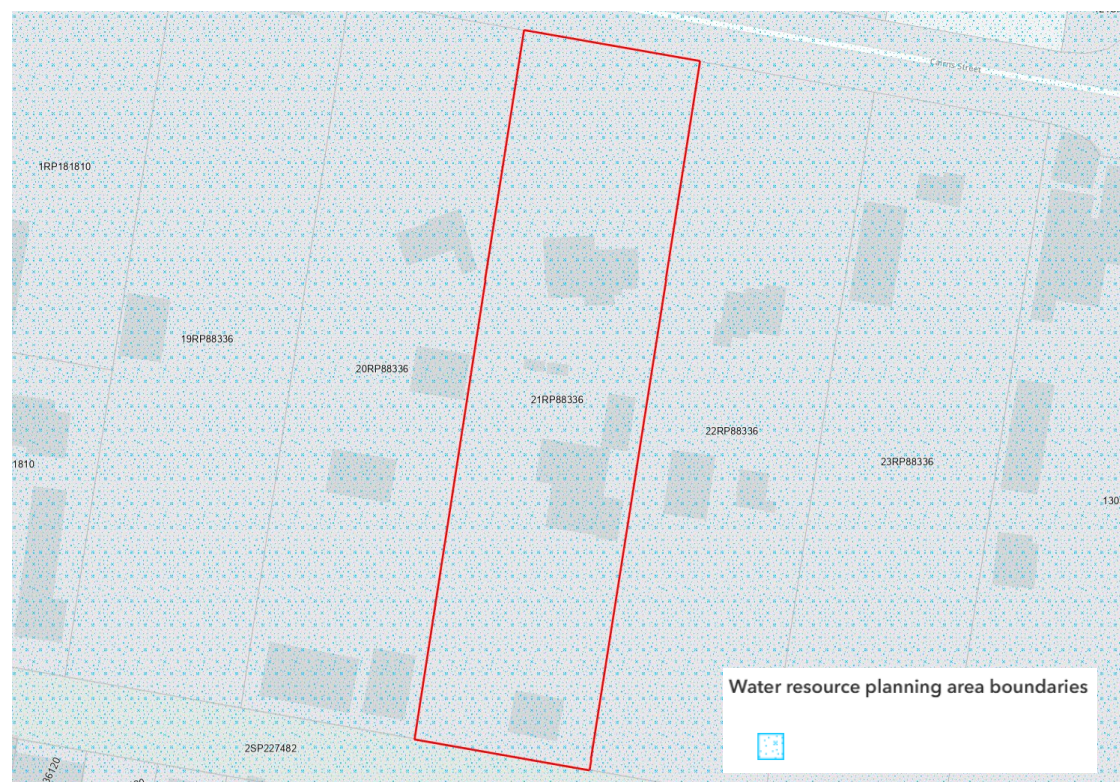


Figure 4 – Water resource planning area mapping (SARA DAMS, 2026)

However, the application does not involve operational work that involves taking or interfering with water, the removal of quarry material from a watercourse or lake, referable dams, or the construction of a levee. Therefore, the application does not require referral under Schedule 10, Part 19, Division 1, 2, 3 or 4.

Environmentally Relevant Activities

The development involves two Environmentally Relevant Activities (ERA), being ERA 57 – Regulated waste transport and ERA 62(1)(a) Resource recovery and transfer facility operation.

Neither of these ERAs are listed as concurrence ERAs and therefore are not required to be included within this application or referred under Schedule 10, Part 5 of the PR.

State Transport - Threshold Triggers

The PR also identifies a number of uses, works and lot reconfigurations that are triggered for referral based on their size and intensity. The proposed development does not exceed any of the thresholds identified within Schedule 20 of the PR. Given the above, this development application will not require referral under Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 of the PR.

Referral Summary

In conclusion, the development does not trigger referral under the PR.

5.3 STATE PLANNING INSTRUMENTS

5.3.1 STATE PLANNING POLICY

The Queensland State Planning Policy (SPP) is a key component of Queensland's planning system. The SPP expresses the state's interests in land use planning and development. Promoting these state interests through plan making and development decisions of state and local government, has the purpose of securing a liveable, sustainable and prosperous Queensland.

The SPP applies, to the extent relevant, when:

- 1) making or amending a local planning instrument;
- 2) making or amending a regional plan;
- 3) designating premises for infrastructure;
- 4) local government is assessing a development application, if its planning scheme has not yet appropriately integrated the relevant SPP state interest policies; or
- 5) an assessment manager or referral agency other than local government is assessing a development application.

As this development application will be assessed by Logan City Council as assessment manager, point 4 above is relevant in this instance.

Depending on how well the state interests are integrated into a planning scheme, different parts of the SPP can be applicable to a development application and require assessment. More specifically, Part B of the SPP (Application and operation) identifies that:

- Part C (Purpose and guiding principles) and Part D (The State interest statements) require assessment by development applications **requiring referral agency assessment**;
- Part C, D, and E (State interest policies and Assessment benchmarks) require assessment by development applications **where particular State interest policies are not yet appropriately integrated into the applicable planning scheme**.

Section 2.1 of the Planning Scheme identifies that all state interest policies have been appropriately integrated into the Planning Scheme. Therefore further consideration of the State Planning Policy is not required.

5.3.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2023

The subject site is located within the Urban Footprint of the *SEQ Regional Plan 2023*, as shown in **Figure 5**.

The intent of the Urban Footprint is to encourage land uses which are defined as 'Urban Purposes' for residential, industrial and commercial use. The development proposes development for industrial purposes and is therefore consistent with the intent of the Urban Footprint.



Figure 5 – SEQ Regional Plan land use categories (SARA DAMS, 2026)

5.3.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)

SDAP set out the matters of interest to the state and provides the criteria for assessing development applications where the state government is the assessment manager or referral agency.

As the proposed development does not trigger referral under the Planning Regulation, assessment is not required against any State Codes.

6.0 LOCAL PLANNING ASSESSMENT

The following is a review of the local planning instruments that apply to the subject site and the proposed development.

6.1 CITY PLAN ZONING

The subject site is located within the Mixed use zone (Industry precinct) as shown in **Figure 6**.



Figure 6 – Subject site zoning (Logan Planning Scheme 2015, v.9.2 with TLPI No. 1/2024)

6.2 LEVEL OF ASSESSMENT

In accordance with Table 5.5.10, a Material change of use for Medium impact industry within the Mixed use zone is code assessable, where in the Enterprise or Industry precinct and for a spray painting workshop involving spray painting of motor vehicles in a booth. As the development does not comply with this criteria, impact assessment is triggered.

Under this same table, a Material Change of use for Outdoor sales is code assessable, where not located in the Abattoir or Industry precinct. As the site is located within the Industry precinct, impact assessment is triggered.

Based on the above, the application is **impact assessable**.

6.3 STRATEGIC FRAMEWORK

The Planning Scheme is underpinned by a strategic framework to guide and promote appropriate forms of development. The proposed development requires consideration of the Strategic Framework of the planning scheme as it is impact assessable.

The Strategic Framework of the Planning Scheme is made up of a Strategic intent, 11 city shaping Themes, Strategic outcomes for each Theme, Elements that refine and support the Strategic outcomes for each Theme, and Specific outcomes sought for each of the elements.

As part of demonstrating compliance with the Strategic Framework of the Planning Scheme, consideration has been made to the 11 Themes, being:

1. Settlement pattern;
2. Residential;
3. Centres;
4. Employment;
5. Community;
6. Rural;
7. Natural environment;
8. Natural hazards;
9. Design, place making and amenity;
10. Transport;
11. Infrastructure.

A complete assessment of all 11 themes has been provided within **Appendix D**. This assessment demonstrates that the proposal is compliant with all strategic framework requirements.

6.4 ASSESSMENT AGAINST PURPOSE AND OVERALL OUTCOMES

The proposed development is considered impact assessable, and as such, requires assessment against the purpose and overall outcomes of the applicable zone code (Mixed use zone code). The purpose of the Mixed use zone code is to:

provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

The development meets the purpose of the Mixed use zone code through compliance with the overall outcomes as follows (over page):

Table 6 – Assessment Against Overall Outcomes of the Mixed Use Zone Code		
Item	Overall Outcome	Applicant Response
3(a) if not in a precinct:		
Not applicable - the subject site is located in the Industry precinct.		
3(b)		
3(b)	development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;	COMPLIES The development promotes positive social and health impacts and does not create any significant negative impact. This is due to the low impacting nature of the use, which is generally consistent with the industrial uses in the surrounding area.
3(c) if in the Abattoir precinct		
Not applicable - the subject site is not located in the Abattoir precinct.		
3(d) if in the Enterprise precinct		
Not applicable - the subject site is not located in the Enterprise precinct.		
3(e) if in the Industry precinct		
3(e)(i)	land uses comprise Agricultural supplies store, Bulk landscape supplies, Caretaker's accommodation, Car wash where co-located with a Service station, Educational establishment (being for vocational trade training only), Emergency services, Food and drink outlet, Funeral parlour, Garden centre, Hardware and trade supplies, Low impact industry, Major electricity infrastructure, Medium impact industry (being for a spray painting workshop involving spray painting of motor vehicles in a booth), Park, Parking station, Research and technology industry, Service industry, Service station, Shop, Substation,	DOES NOT COMPLY – ASSESSMENT AGAINST STRATEGIC FRAMEWORK REQUIRED The development proposes a Medium impact industry land use which does not involve a spray painting workshop involving spray painting of motor vehicles in a booth and instead proposes a metal yard and associated Outdoor sales. Neither of the two proposed uses are listed as appropriate uses within overall outcome 3(e)(i). Therefore, the development conflicts with the intent of the Mixed use zone (Industry precinct). Despite this conflict, the development is considered appropriate for the site having regard to the following: - The proposed Medium impact industry use has limited impacts in terms of dust, noise and other emissions. The use characteristics are closer to that of a Low impact industry or Warehouse for open storage activity (which are both listed land uses within the zone) and generally involves activities such as: - outdoor storage/stockpiling of materials; - delivery/pick-up of goods; - sorting materials, primarily by hand, though one small piece of metal recycling equipment is used to sort and recycle products;

Table 6 – Assessment Against Overall Outcomes of the Mixed Use Zone Code

	Telecommunication facility, Transport depot, Utility installation or Warehouse;	○ outdoor sales of recycled goods and materials. This aspect of the use acts more as an ancillary component of the primary recycling use. It is different to many other outdoor sales land uses (such as car dealerships) as it has a direct nexus with the primary industrial activity operating onsite and attracts limited customers each day. Based on this, the proposed land use is considered to be appropriate for the site and surrounding area, which features a range of very similar outdoor storage warehouses and other industrial uses.
3(e)(ii)	a Medium impact industry is limited to a spray painting workshop involving the spray painting of motor vehicles in a booth;	DOES NOT COMPLY – ASSESSMENT AGAINST STRATEGIC FRAMEWORK REQUIRED The development proposes a Medium impact industry land use which does not involve a spray painting workshop involving spray painting of motor vehicles in a booth and instead proposes a metal yard. Therefore, the development conflicts with the intent of the Mixed use zone (Industry precinct). Despite this conflict, the development is considered appropriate for the site having regard to the following: • The proposed Medium impact industry use has limited impacts in terms of dust, noise and other emissions. The use characteristics are closer to that of a Low impact industry or Warehouse for open storage activity (which are both listed land uses within the zone) and generally involves activities such as: ○ outdoor storage/stockpiling of materials; ○ delivery/pick-up of goods; ○ sorting materials, primarily by hand, though one small piece of metal recycling equipment is used to sort and recycle products; The proposed land use is considered to be appropriate for the site and surrounding area, which features a range of very similar outdoor storage warehouses and other industrial uses.
3(e)(iii)	a Shop or Food and drink outlet is small-scale and serves the local workforce's daily needs;	NOT APPLICABLE Neither a Shop nor Food and drink outlet is proposed.

Table 6 – Assessment Against Overall Outcomes of the Mixed Use Zone Code

3(e)(iv)	a Shop does not undermine the viability of a nearby centre or the centre hierarchy;	NOT APPLICABLE A Shop is not proposed.
3(e)(v)	the design of the built form: A. Is responsive to site characteristics, including the shape, frontage, size, orientation and slope; B. ensures that its size and bulk is consistent with the Industry precinct character; C. contributes positively to the immediate streetscape character with a variety of facade colours and treatments; D. provides building height transitions to the residential zone category land to protect privacy; E. ensures it is easily and safely accessed; F. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;	COMPLIES The design of the built form promotes a typical industrial character, which is consistent with that expected for the Industry precinct and already present along Cairns Street. The development maintains the existing streetscape character and improves this via a three-metre-wide landscape buffer along the site's frontage to assist in screening the development from view. The development is easily and safely accessed by locating the sales display area and ancillary office near the front of the site and product storage and sorting area to the rear.
3(e)(vi)	development facilitates a safe, legible and connected movement network;	NOT APPLICABLE The surrounding movement network is to be maintained.
3(e)(vii)	development protects amenity consistent with its location in the Industry precinct and the surrounding area;	COMPLIES The development promotes a typical industrial character and amenity, which is consistent with that expected for the Industry precinct and already present along Cairns Street.

Table 6 – Assessment Against Overall Outcomes of the Mixed Use Zone Code		
3(e)(viii)	development protects the visual amenity of premises in a residential zone category;	NOT APPLICABLE The subject site is located at least 350 metres south and 700 metres west of land containing sensitive land uses, and there is dense vegetation separating the residential land from the industrial land along Cairns Street and ensuring views to and from are well screened.
3(e)(ix)	building height avoids overshadowing of premises in the residential zone category;	COMPLIES Building height is low rise. Further, overshadowing is not of concern as the subject site is located at least 350 metres south and 700 metres west of land containing sensitive land uses.
3(f) if in the Retail/commerce precinct		
Not applicable - the subject site is not located in the Retail/commerce precinct.		

6.5 IDENTIFIED OVERLAYS

The following is a summary of the mapped overlays that apply to the subject land.

6.5.1 ACID SULFATE SOILS OVERLAY

The subject site is mapped within the Acid sulfate soils overlay (**Figure 7**) and is within the 'Potential and actual acid sulfate soils above 5m AHD and at or below 20m AHD sub-category.

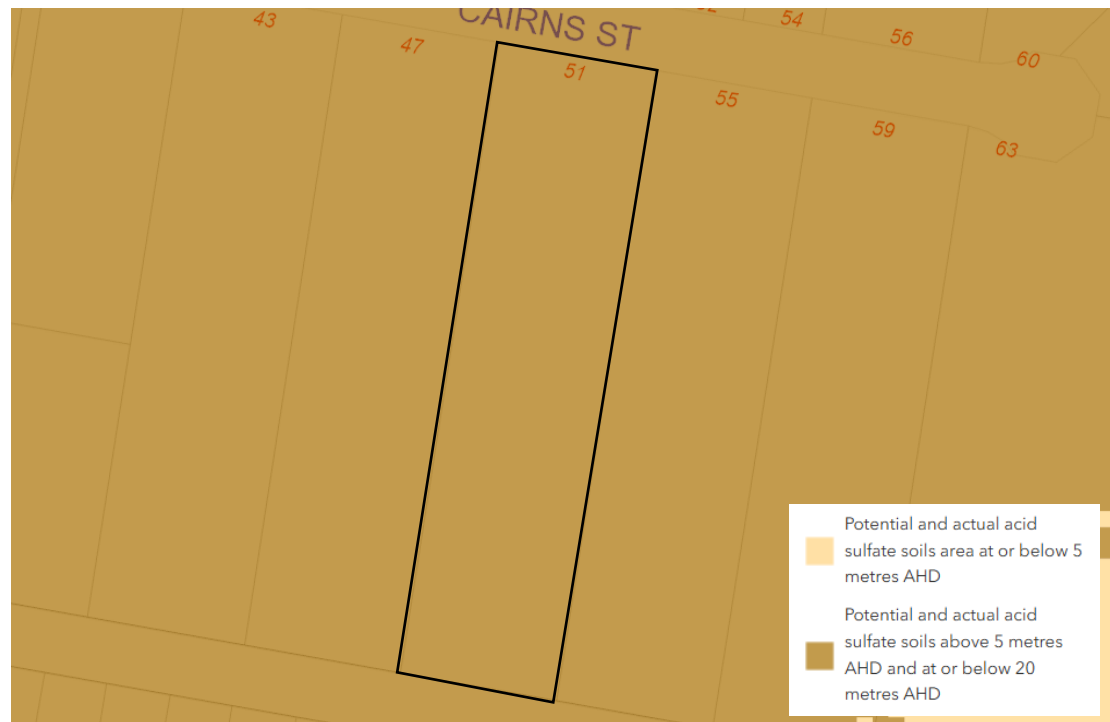


Figure 7 – Acid sulfate soils overlay (Logan Planning Scheme 2015, v.9.2 with TLPI No. 1/2024)

6.5.2 FLOOD HAZARD OVERLAY (TLPI NO. 1/2024)

The subject site is mapped within the Flood hazard overlay (TLPI No. 1/2024) (**Figure 8**) and is within the following' sub-categories:

- Low flood risk area; and
- Medium flood risk area.

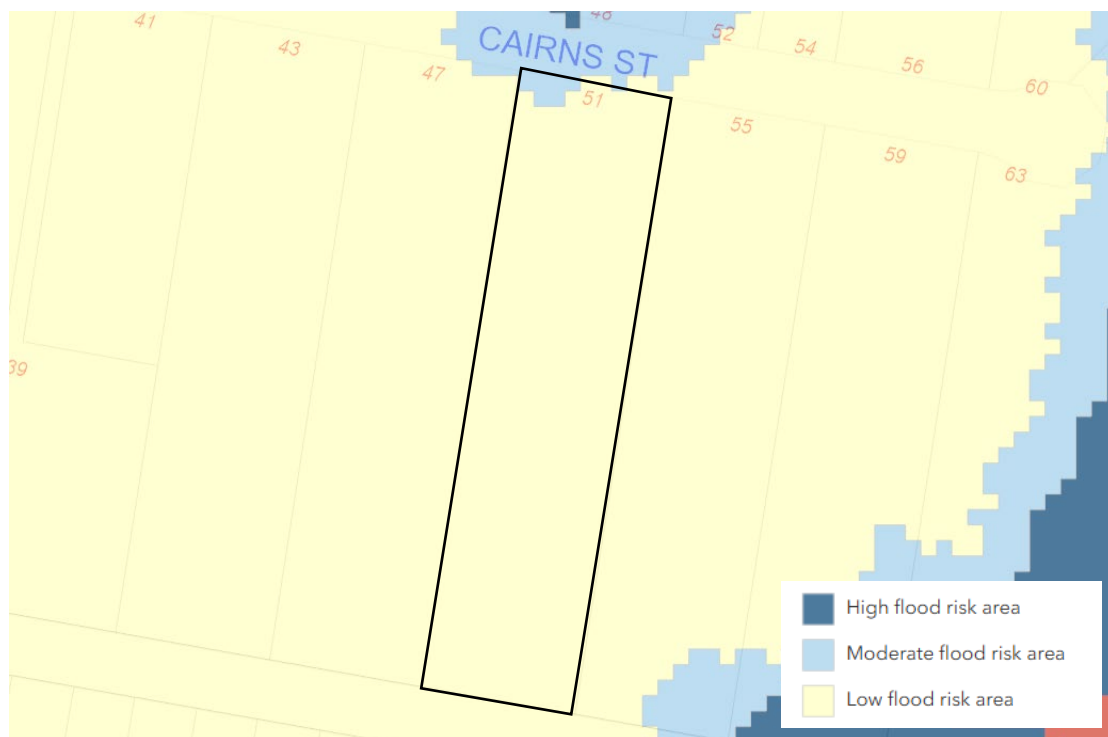


Figure 8 – Flood hazard overlay (Logan Planning Scheme 2015, v.9.2 with TLPI No. 1/2024)

6.6 ASSESSMENT BENCHMARKS

Table 5.5.10 of the Planning Scheme identifies the assessment benchmarks that apply to development involving material change of use in the Mixed use zone. These assessment benchmarks are listed in **Table 7** below, along with assessment benchmarks relating to overlays in section 5.10 of the Planning Scheme. For those that are applicable to the assessment of this development, a response to each code is provided in the appendices of this report.

Table 7 – Assessment Benchmarks	
Zone Codes	
Mixed use zone code	Applicable - The Mixed use zone code is listed as an assessment benchmark within the Table of Assessment. Therefore, this code has been addressed in Appendix C of this report.
Use Codes	
Not applicable – there are no use codes listed.	
Overlay Codes	
Acid sulfate soils overlay code	Not Applicable – This overlay is only triggered for assessment where development involves filling or excavation below the 5m AHD contour. As the development does not propose filling or excavation below the 5m AHD contour, assessment against the code is not required.
Flood overlay code	Applicable - The proposal involves assessable development within the Moderate flood risk area. Therefore,

Table 7 – Assessment Benchmarks	
	the Flood overlay code is relevant and has been addressed in Appendix C of this report.
Other Development Codes	
Filling and excavation code	Not applicable - Filling and excavation code is not proposed as part of this development. Therefore, the Filling and excavation code is not applicable to the assessment of this application.
Infrastructure code	Applicable - The Infrastructure code is listed as a relevant assessment benchmark within the Table of Assessment. Therefore, this code has been addressed in Appendix C of this report.
Landscape code	Applicable - The Landscape code is listed as a relevant assessment benchmark within the Table of Assessment. Therefore, this code has been addressed in Appendix C of this report.
Management of emissions and hazardous activities code	Applicable - The Management of emissions and hazardous activities code is listed as a relevant assessment benchmark within the Table of Assessment. Therefore, this code has been addressed in Appendix C of this report.
Servicing, access and parking code	Applicable - The Servicing, access and parking code is listed as a relevant assessment benchmark within the Table of Assessment. Therefore, this code has been addressed in Appendix C of this report.

Based on the detailed assessment of the proposed development against the relevant codes it is determined that the proposal is compliant with all assessment benchmarks. For review of the complete assessment, please refer to **Appendix C**.

7.0 KEY ISSUES

The following provides a discussion on the key planning issues relevant to this application.

7.1 LAND USE SUITABILITY

The development proposes a Medium impact industry land use which does not involve a spray painting workshop involving spray painting of motor vehicles in a booth and instead proposes a metal yard and associated Outdoor sales. Neither of the two proposed uses are listed as appropriate uses within overall outcome 3(e)(i). Therefore, the development conflicts with the intent of the Mixed use zone (Industry precinct).

Despite this conflict, the development is considered appropriate for the site having regard to the following:

- The proposed Medium impact industry use has limited impacts in terms of dust, noise and other emissions. The use characteristics are closer to that of a Low impact industry or Warehouse for open storage activity (which are both listed land uses within the zone) and generally involves activities such as:
 - outdoor storage/stockpiling of materials;
 - delivery/pick-up of goods;
 - sorting materials, primarily by hand, though one small piece of metal recycling equipment is used to sort and recycle products;
- The use involves the outdoor sales of recycled goods and materials. This aspect of the use acts more as an ancillary component of the primary recycling use. It is different to many other outdoor sales land uses (such as car dealerships) as it has a direct nexus with the primary industrial activity operating onsite and attracts limited customers each day.

Based on this, the proposed land use is considered to be appropriate for the site and surrounding area, which features a range of very similar outdoor storage warehouses and other industrial uses.

8.0 SUMMARY OF FINDINGS AND CONCLUSION

The development proposes a Material Change of Use for Medium impact industry (Metal recycling) and Outdoor sales at 51-53 Cairns Street, Loganholme (Lot 21 on RP88336).

The proposed development seeks to establish a metal recycling yard on the subject site. The facility collects and receives second hand metal which is then recycled and sold to new buyers as part of the circular economy.

Despite not being a listed land use in the zone/precinct, the proposed development is considered consistent with the established character of the surrounding industrial area and is adequately separated from nearby sensitive land uses so as not to create adverse amenity impacts. Further, the use is unique in that its operations more closely resemble that of a Low impact industry or Warehouse for open storage activity (which are both listed land uses within the zone) given the use is generally limited to activities such as outdoor storage/stockpiling of materials, delivery/pick-up of goods and the sorting of materials primarily by hand, though one small piece of metal recycling equipment is used to sort and recycle products. The Outdoor sales aspect of the use acts more as an ancillary component of the primary recycling use and maintains a direct nexus with the primary industrial activity operating onsite.

Further the proposed development:

- is consistent with the State and regional planning provisions and assessment benchmarks applicable to the subject site;
- represents an appropriate and envisaged form of complementary development within the Loganholme industrial area in the vicinity of Cairns Street;
- accommodates parking demand for the proposed use completely within the site;
- addresses the risk of flooding and isolation;
- does not result in adverse amenity impacts on any sensitive receivers;
- satisfies the performance outcomes and acceptable outcomes of the applicable development codes, with alternative solutions provided where necessary; and
- is appropriately designed so that the development integrates with the context of the site and its surrounds.

The proposed development is appropriate within the context of the site and the planning framework for the area. Accordingly, it is requested that this application be favourably considered, subject to reasonable and relevant conditions.