

REPORT DOCUMENT

Material Change of Use – Childcare Centre 260 Wuraga Road, Holmview

Client: JLF Corporation

Job Ref 403106



veris

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1. Application Summary

1.1. Site Summary

Real Property Description	Lot 2 on RP109012
Address	260 Wuraga Road, Holmview
Area	50,540 m ²
Owner(s)	SEQ LAND OPPORTUNITIES NO.5 PTY LTD
Existing Uses	Single Dwelling – Large Site

1.2. Legislative Summary

Local Government Authority	Logan City Council
Regional Plan Designation	Urban Footprint
Planning Scheme	<i>Logan Planning Scheme 2015</i>
Planning Scheme Zone	Low Density Residential
Planning Scheme Overlays	<i>Biodiversity Areas Bushfire Hazard Landslide Residential Overlay Transport Noise corridor</i>
State Planning Policy	Appropriately incorporated into the planning scheme
Referral Agencies	SARA
State Development Assessment Provisions	State code 25: Development in South East Queensland koala habitat areas

1.3. Legislative Summary

Development Type	Development Permit for a Material Change of Use – Child Care Centre
Level of Assessment	Impact Assessable
Applicant	JLF Corporation Pty Ltd C/- Veris
Contact Person	Andrew Carstairs – Principal Consultant
Applicant's Representative	Veris PO Box 1104 Level 5, 16 Marie Street Milton QLD 4064

2. Introduction

2.1. Overview

Veris has been commissioned by JLF Corporation Pty Ltd ('the applicant') to prepare and lodge a development application for a Development Permit for a Material Change of Use – Child Care Centre pursuant to *Section 50 of the Planning Act 2016 (QLD)*. The subject site is located upon land at 260 Wuraga Road, Holmview, QLD, 4207, more accurately described as Lot 2 on RP109012 ('the site').

The subject lot is part of an approved residential development.

This planning report provides a thorough assessment of the proposed development against the relevant planning framework and compliance with the applicable assessment benchmarks is demonstrated in the code assessment provided in Appendix C and D.

In accordance with Table 5.5.5.1 Low density residential zone of the Logan Planning Scheme, the proposal for a Material Change of Use of a Childcare Centre is Impact Assessable.

As per the *Planning Act 2016*, Section 45 – Categories of assessment –

5) *An impact assessment is an assessment that—*

a) *must be carried out—*

- (i) against the assessment benchmarks in a categorising instrument for the development; and*
- (ii) having regard to any matters prescribed by regulation for this subparagraph; and*

b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

2.2. Public Notification

The application is subject to Impact Assessment and will require public notification.

2.3. Referral Agencies

The matters triggering referral of an application either the State Assessment and Referral Agency (SARA) and/or entities not administered by SARA, is contained under Schedules 9 and 10 of the *Planning Regulation 2017*.

2.4. Owner's Consent

The owner's of the subject site are SEQ Land Opportunities No.5 Pty Ltd. A signed owner's consent is provided in Appendix B.

2.5. Prelodgement Meeting

The prelodgement meeting was held 19 August 2025 10:15 am (PLM/214/2025). A copy of the minutes from this meeting are included in Appendix K. Council feedback of the proposed development was that they require the application to demonstrate an economic and social need for a Childcare Centre within the area.

In regard to access to the proposed development, Councils' preference is for the access to be provided via the internal laneway. Direct access to the Childcare Centre via Tallagandra Road will need to be supported by turn treatments.

Council's other concern is related to noise/acoustic impacts to the proposed development, in particular the proposed hours of operation occurring within the nighttime noise criteria period of 10:00pm to 7:00am. The proposed development submitted with the application is consistent with the proposal discussed at the prelodgement meeting.

3. The Site

3.1. Site Characteristics

The subject site is located at 260 Wuraga Road, Holmview, more accurately described as Lot 2 on RP109012.

The site is located in the suburb of Holmview which is amongst the northeastern suburbs of Logan City Council. The suburb features mainly residential area, with most of the area featuring detached and semi-detached dwelling houses. Within the planning scheme many of the neighbouring areas are reserved as future community/residential areas.

The site is well connected with the Logan River Road just north of the site and the Pacific Motorway further east. Holmview train station and Beenleigh train station are also within proximity to the site.

The site is close to high quality recreational spaces including Logan River Parklands and Buccan Conservation Park as well as education facilities like Canterbury College, Beenleigh State School and Edens Landing State School.

The site is located in proximity to urban amenities including the Holmview Shops and Beenleigh Town Square.

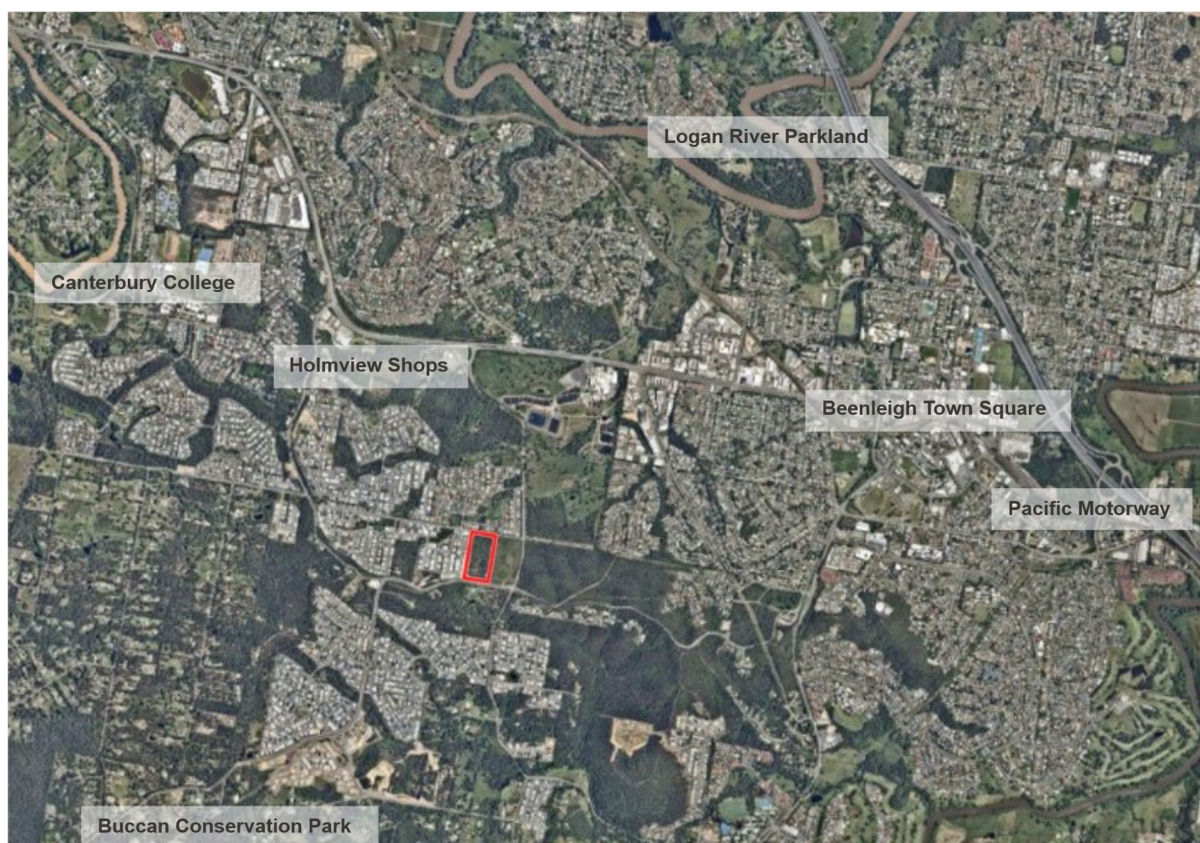


FIGURE 1: LOCAL CONTEXT (SOURCE: NEARMAP, 2025)

3.2. Local Context and Zoning

The subject site is identified as a low-density residential zone within the Logan Planning Scheme 2015.

This is aligned with the surrounding areas to the east and the west which are identified as low-density residential and emerging community.

South of the site is identified in Council's mapping system as emerging community zone.

Some areas north of the site are identified as Mixed use zone and low density residential.



FIGURE 2: LOCAL CONTEXT OF THE SUBJECT SITE (SOURCE: QLD GLOBE)

The adjoining site at 242 Wuraga Road, described as Lot 1 on RP109012, is designated for a future State School, scheduled to open in Term 1, 2027. Under the draft Logan Plan 2025, the site will be rezoned to Community Facilities.

Construction of the school is underway and will enhance local educational networks, community safety, and cohesion. Its proximity offers significant benefits for the proposed Childcare Centre, supporting complementary education and care services for families.

The Childcare Centre will not impede the school's development, making this an ideal location for co-located community infrastructure.

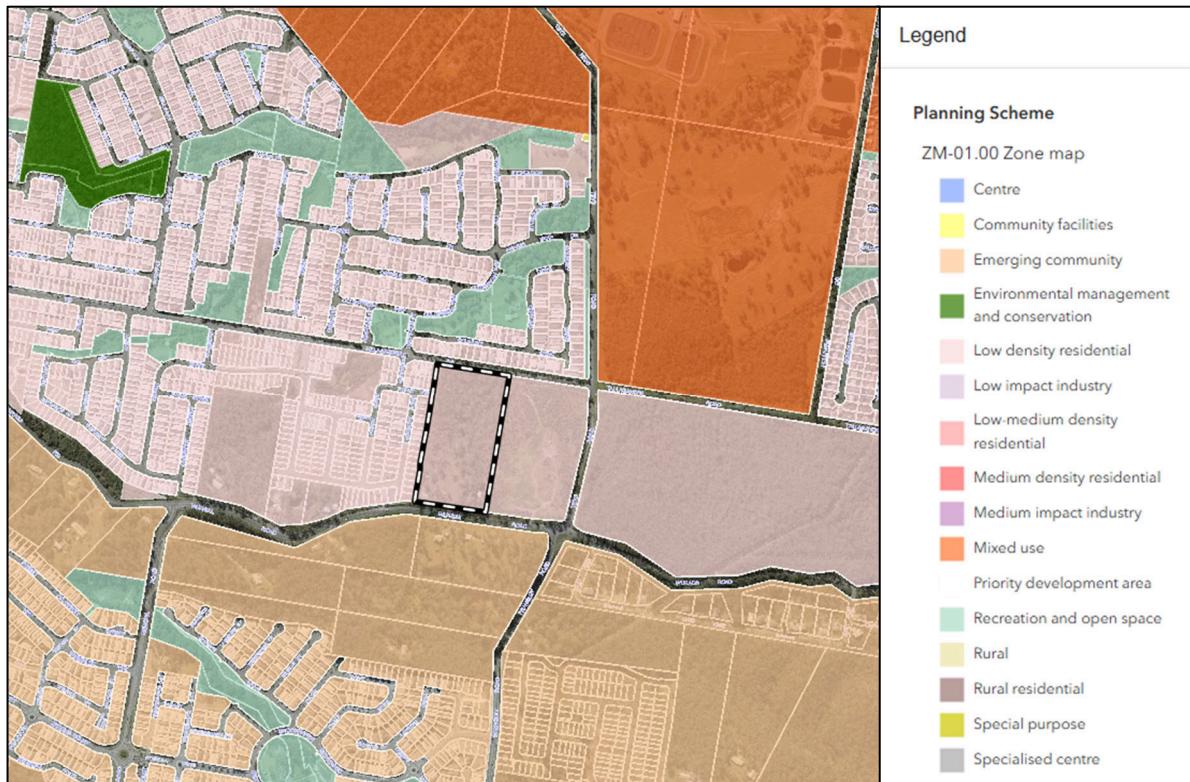


FIGURE 3: EXTRACT OF ZONING MAP (SOURCE: LOGAN PLANNING SCHEME 2015)

Direction	Adjoining Land Use/s
North	Residential – Dwelling Houses, Open Spaces, Commercial and Industrial use
East	Residential – Dwelling houses, Acreages, Opens spaces
South	Residential – Dwelling houses, Open spaces,
West	Rural Residential / Residential- Dwelling houses

3.3. Site dimensions and area

The proposed location of the Childcare Centre is part of the larger site, Lot 2 on RP109012. This site is 50,410m² in area and has frontage of approximately 162m along Wuraga Road and 161m along Tallagandra Road.

The Childcare Centre will be located within the northeastern corner of Lot 2 on RP109012. The northeastern corner of the site is comprised of 8 residential lots under the current approved Reconfiguration of a Lot plan and will be the site of the proposed Childcare Centre. Refer to Figure 4 below.

A separate (future) application for a Minor Change will facilitate the staging of the lots of the existing approval to create the management lot 300 as depicted in Figure 5.

The site dimension and area of the proposed Childcare Centre will result in a total area of 2,665m². The frontage along Tallagandra Road is 42.8m and the frontage along the southern boundary is 42.7m.

The proposed location in the northeast of the site is the ideal location for a Childcare Centre, as it adjoins the open space to the west and the laneway to the south. This provides a reasonable buffer between the residential environment and minimises any impacts from the proposed development.



FIGURE 4: APPROVED SUBDIVISION PLAN

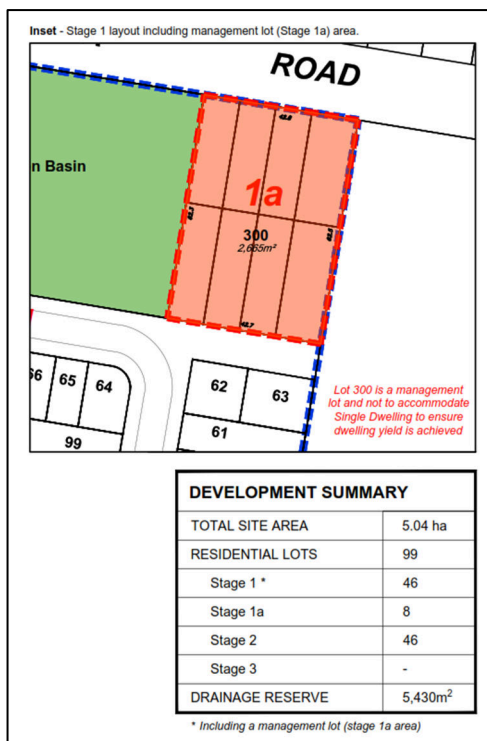


FIGURE 5: PROPOSED STAGING OF SUBDIVISION

3.4. Future Road Widening

A single 6.5m wide driveway is proposed from Tallagandra Road, accommodating all vehicle movements.

3.5. Ownership & Tenure

The owner's of the subject site are SEQ Land Opportunities No.5 Pty Ltd. A signed owner's consent is in Appendix B.

3.6. Existing development approval

There is a current development approval for a Reconfiguring of a Lot (1 Lot into 99 Lots) and Material Change of Use (Dwelling House x 99) under the application number COM/104/2022.

A separate (future) application for a Minor Change to the abovementioned approval is proposed to allow the sub-staging of the lots as well as to increase the garage widths within lots.

3.7. Easements and Covenants

Easement X on SP311465 is registered over the western boundary of the site in favour of the State of Queensland (Represented by Queensland fire and Emergency Services) and Logan City Council as tenant in common. The easement has no relevance to the subject site area.

3.8. Topography

The site slopes down from north to south, from Wuraga Road down to Tallagandra Road.

3.9. Regulated Vegetation Mapping (State Government)

The site is mostly covered with Category 'B' remnant vegetation which is categorised as an area that is a 'least concern' regional ecosystem. This vegetation has been thoroughly assessed as part of the over-arching subdivision approval.

3.10. Local Government vegetation mapping

The site is identified within Council's mapping overlays as containing primary vegetation management area, secondary vegetation management area and matters of both state and local ecological significance – regulated vegetation management (intersecting a watercourse).

3.11. Land Use

The existing land use over the site is for a Single dwelling – Large site.

There is a current approval over the site is for a Reconfiguring a Lot and Material Change of Use for Dwelling House x 99.

3.12. Roads and Site Access

The subject site can be accessed via Wuraga Road and Tallagandra Road.

3.13. Service Arrangements

The site will be connected to Council's existing water and sewer services.

Natural Hazards

The site is identified in Council's Bushfire hazard overlay map OM-03.00 and Landslide Hazard and Steep Slope area overlay map OM-08.00.

3.14. Stormwater

Proposed development will be connected to stormwater discharge points.

4. Proposal

4.1. Development Summary

The proposal is for a Childcare Centre at 260 Wuraga Road, Holmview. The Childcare Centre is proposed to accommodate 103 spaces and 27 car park spaces.

The location of the Childcare Centre will be over Lots 4 to 11 in the north-eastern corner of the subject site with a total area of 2,670m² as shown previously in this report.

The proposed function of the Childcare Centre is to provide a childcare centre to meet community needs of a growing suburb that consists of largely family oriented residential estates.

4.2. Needs Assessment

Business Geographic has been engaged to provide a needs assessment for the proposed childcare. The findings of the economic and community needs assessment indicates that the existing (and approved) supply network is insufficient to adequately meet the current and forecast needs of the community over the next 6 years to 2031. It's conservatively estimated that an additional 310 – 360 childcare places in total are needed to adequately support the day-to-day needs of the local community and provide sufficient choice and flexibility to consumers (at a healthy average occupancy rate of 75%). This is more than enough to support the development of the subject site in addition to the upcoming Shapes Early Learning in Bahrs Scrub (150 places). A copy of this report is included in Appendix E.

4.3. Building layout

SMARt Architecture were engaged to provide architectural plans for the proposed development (Appendix F). The plan shows the architectural drawings of a new Childcare Centre, outdoor play area and carpark. As shown in the plan, the building can facilitate 103 places.

The building layout achieves a high-quality built form which provides for high quality amenities and is safe, accessible and functional.

The proposed development is a two-storey building designed to accommodate 103 children, and 17 staff. The building layout features a mixture of designated areas for staff and children, including eight rooms, three wash closets/bathrooms, three sleep areas, a kitchen, and an office on the ground floor.

The first floor includes a staff area, laundry, staff bathroom, a plant/drying area and administration space.

Zone	Area (m ²)	% of site
Building GFA	756m ²	28%
Site cover	701m ²	26%

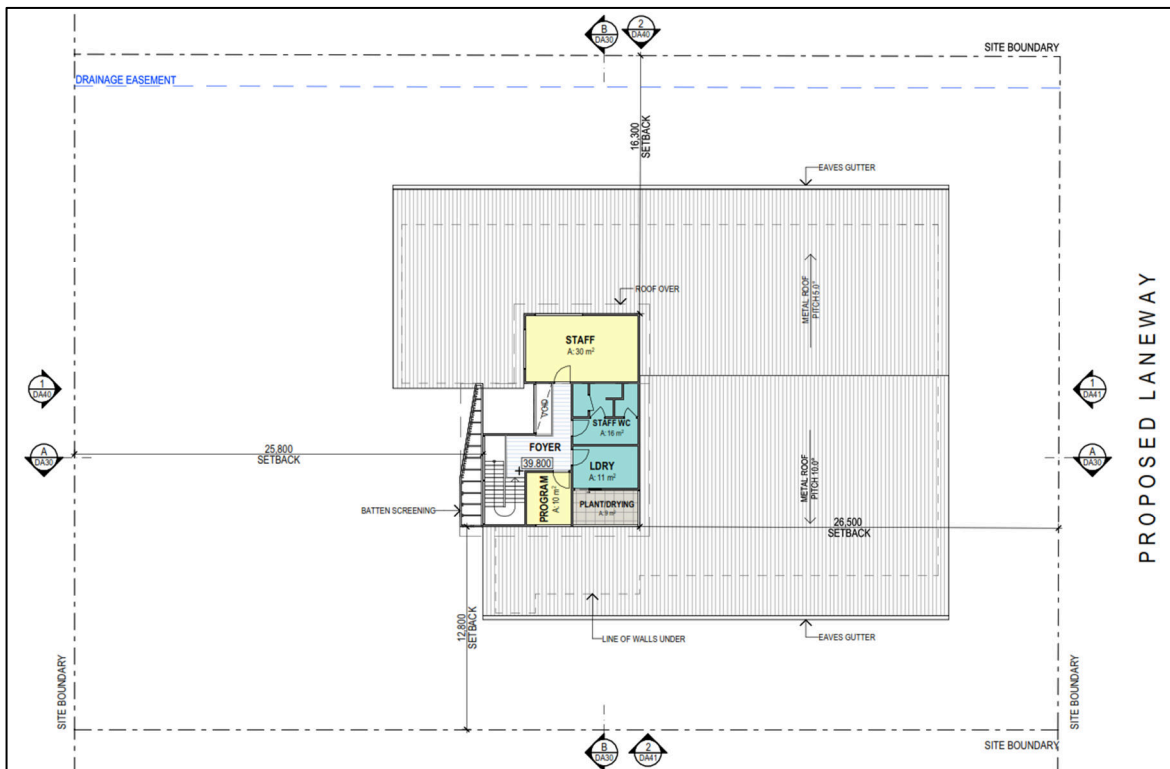
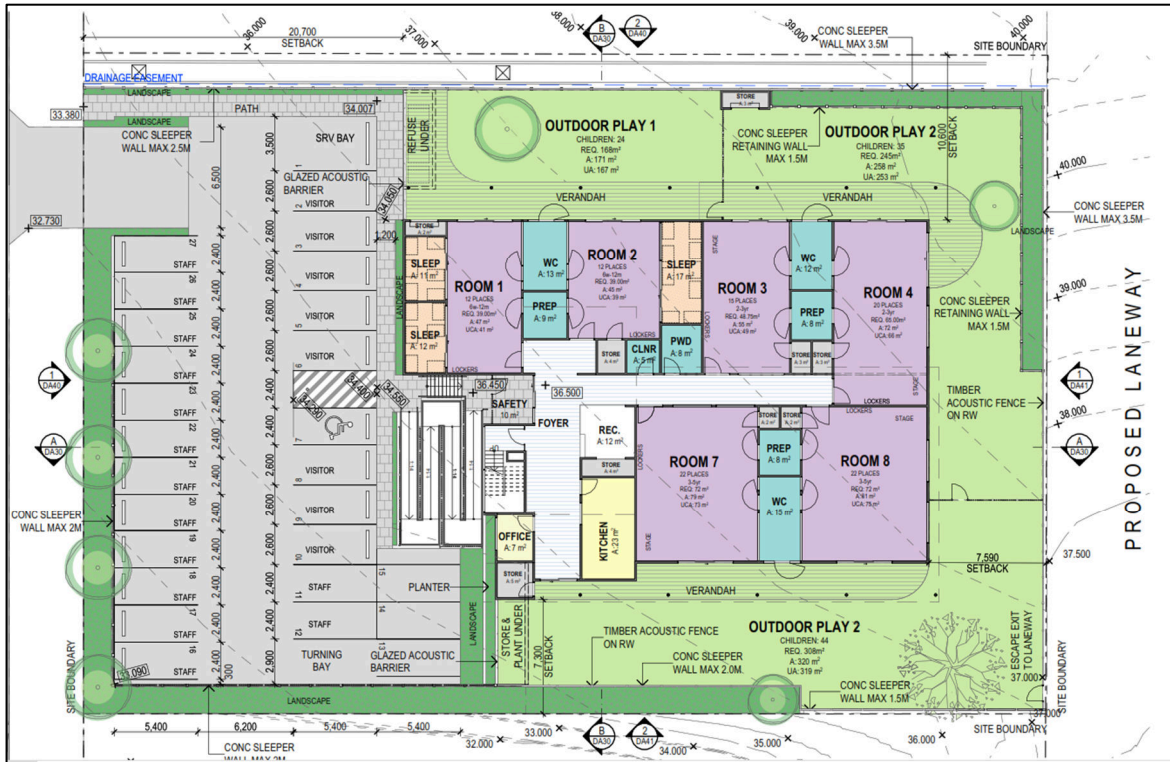


FIGURE 6: GROUND FLOOR AND FIRST FLOOR PLAN (SMART ARCHITECTURE, 2025)

Exterior of the building will feature stone cladding, render and a paint finish. Batten screening will be utilised in the built form to not detract from the appearance of the low-density residential zone. This includes the waste storage area and all equipment being screened from public view.

The proposed building scale is responsive to the low-density residential context. Residential dwellings to the north along Goundry Drive are one- to two-storey buildings, similar in scale to the proposed Childcare Centre and designed to complement the site's topography. The two-storey form ensures the development remains consistent with surrounding heights while the ground floor features enhance the local streetscape.

The first floor incorporates a minimalist design, creating a distinct yet unobtrusive upper level. Articulated setbacks further reduce perceived bulk, maintaining compatibility with nearby residential dwellings.

4.4. Car parking & Traffic

Colliers have been engaged to prepare a Transport Impact Assessment report. The findings of the report determine that the proposed development is expected to generate 84 vehicle movements during the AM peak and PM peak periods. SIDRA modelling shows that the Tallagandra Road / Teys Road intersection will continue to operate within acceptable performance thresholds under all assessed scenarios, including the 10-year design horizon (2038 Project scenario).

Parking

The proposed car parking spaces provided in 27 car parking spaces.

- Parking requirement (as per LCC's Servicing, Access and Parking Code):
 - 1 space per FTE staff + 1 space per 10 child places
 - **Requirement:**
 - 17 staff spaces
 - 11 visitor spaces
 - 28 spaces total
 - **Proposed Parking Spaces:**
 - 19 staff spaces
 - 8 visitor spaces (including 1 PWD space)
 - 27 spaces

Access

All access into the site is directed through the 6.5m wide General Wide Flared (RS-051) driveway access from Tallagandra Road. The width of the driveway has been determined as sufficient to permit all vehicles with all movements.

Tallagandra Road provides a more appropriate outcome compared to providing access through the laneway to the south as it balances both traffic efficiency and planning scheme intent. Refer to Appendix I for further details.

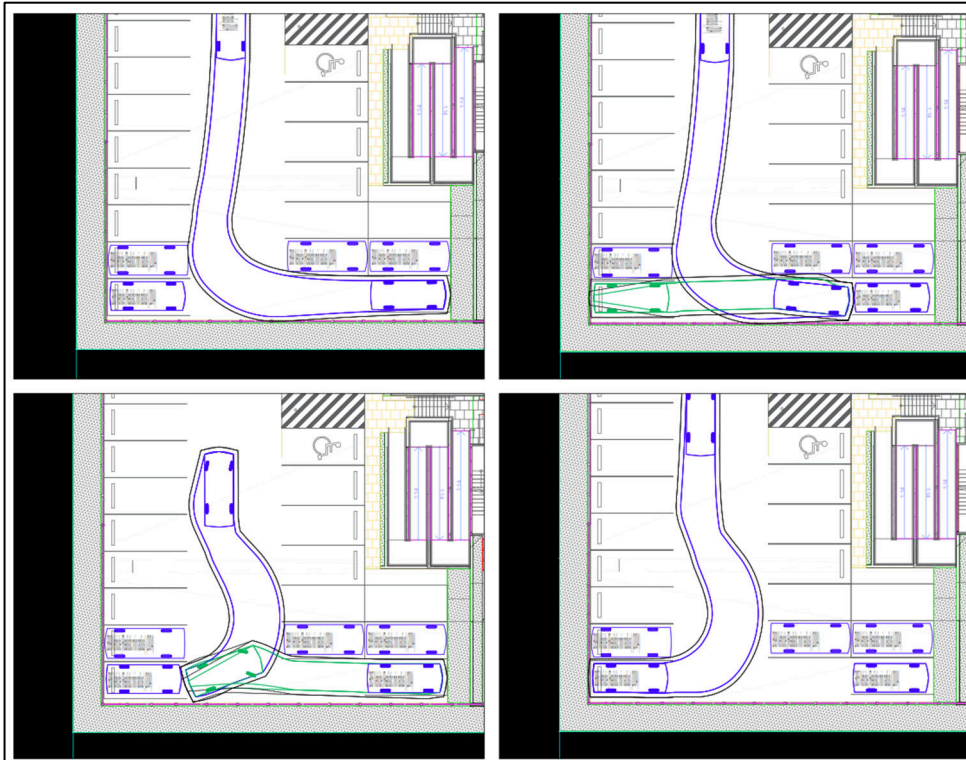


FIGURE 7: VEHICLE MOVEMENTS IN PROPOSED CAR PARKING AREA

Service Vehicles

Small Rigid Vehicle (SRV) is the applicable design vehicle for a Childcare Centre, in accordance with Table 9.4.7.3.5 of the planning scheme.

The proposed development includes one service bay, designed to accommodate a 6.4m Small Rigid Vehicle. This bay can be accessed/ utilised without impacting the operation of the main car parking aisle as shown below.

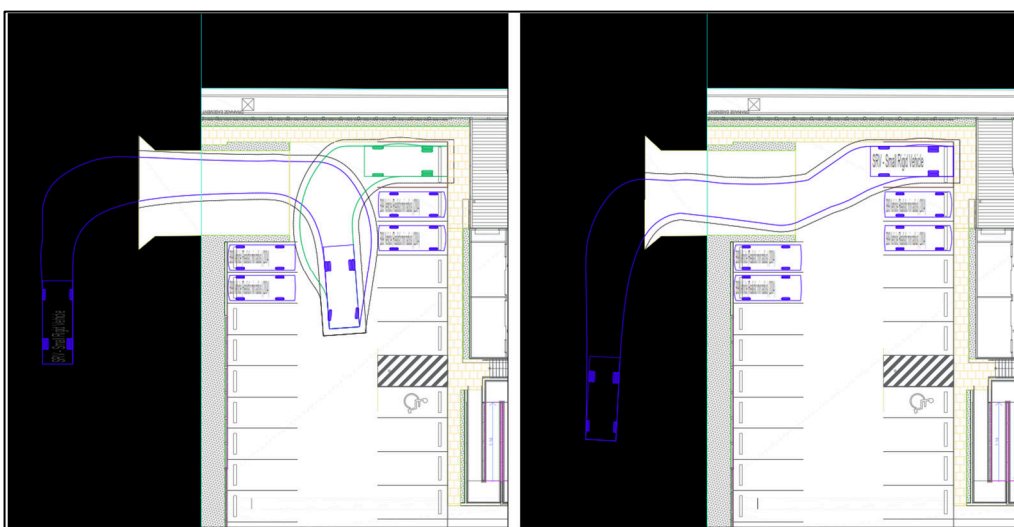


FIGURE 8: SERVICE VEHICLE MOVEMENTS

Refuse collection

Refuse collection will be provided for the proposed development via kerbside collection. The proposed servicing arrangement is considered acceptable given the site's scale, configuration, and low servicing frequency.

4.5. Acoustic Plan

The proposed development has considered the acoustic and noise impacts on surrounding sensitive receivers and as such implemented into the built form the following details;

- Timber acoustic fence around the boundary
- Glazed acoustic barrier on the building
- Max. 2m high concrete sleeper wall
- Acoustic barrier is featured on the east, south and west boundary of the lot.

In addition to the above, it is noted that no residential dwellings immediately adjoin the subject site, with either road reserve or open space being the intervening land use.

Refer to the architectural drawings in Appendix F for further details.

4.6. Landscaping

LAUDink have been engaged to prepare a landscape concept plan for the proposed Childcare Centre (Appendix J). The concept plan includes landscaping features that blend with the local environment and enhance the street level experience.

This includes shade trees along Tallagandra Road to provide screening from public view, buffering shrubs between the outdoor playscape and adjoining lots and linear gardens to soften the exterior.

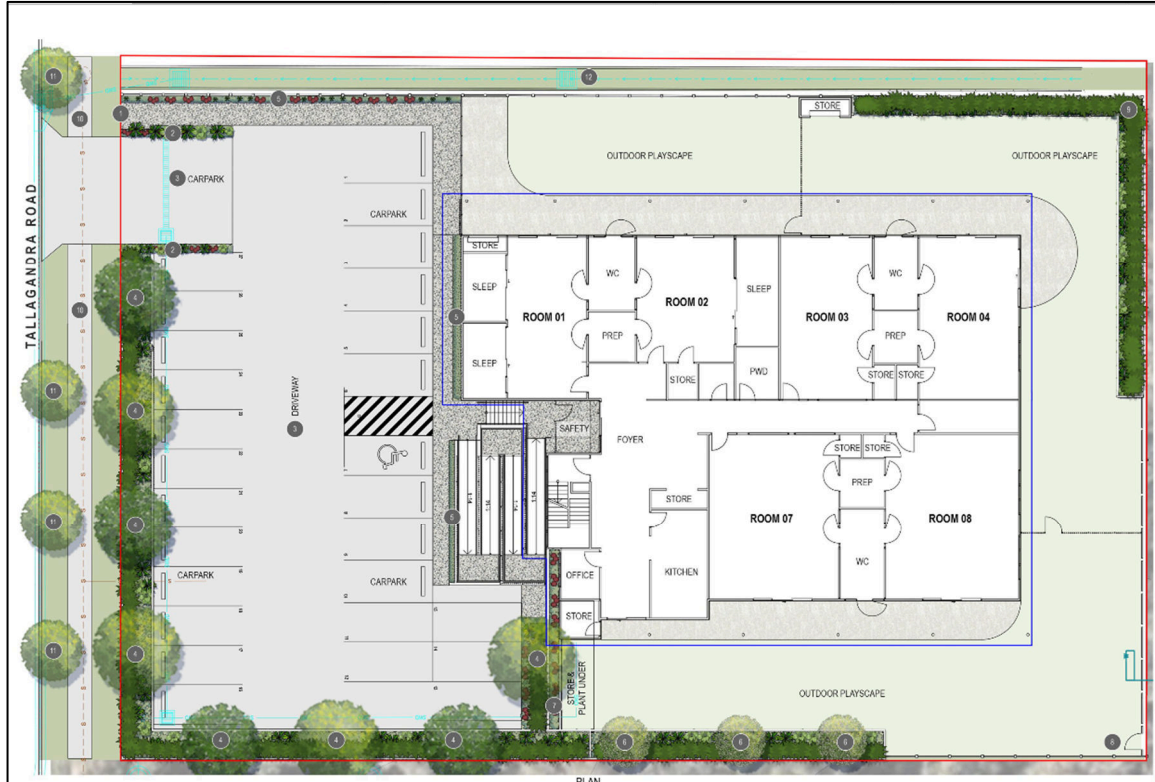


FIGURE 9: LANDSCAPE CONCEPT PLAN

5. State Government Assessment Provisions

The development application requires assessment against the *Planning Act 2016*, other State legislation and supporting planning policies. Consideration of these matters is outlined below.

5.1. Planning Act 2016

The statutory framework for decision making in relation to land use and development within the State of Queensland is contained within the Planning Act 2016 and its subordinate legislation (i.e. *Planning Regulation 2017*).

5.2. State Planning Policy

The *State Planning Policy* (SPP), which commenced on 3 July 2017, expresses the state’s interests in land use planning that are important to protect and enhance through Queensland’s continued development. It is a key component of the state’s land use planning system that enables responsible development, contributing to a liveable, sustainable and prosperous Queensland.

The Minister has identified that the *State Planning Policy* is appropriately reflected in the planning scheme in the following ways:

<i>Liveable communities and housing</i>	
<ul style="list-style-type: none"> • Liveable communities 	<ul style="list-style-type: none"> • Housing supply and diversity
<i>Economic growth</i>	
<ul style="list-style-type: none"> • Agriculture • Tourism 	<ul style="list-style-type: none"> • Development and construction • Mining and extractive resources
<i>Environment and heritage</i>	
<ul style="list-style-type: none"> • Biodiversity • Coastal environment 	<ul style="list-style-type: none"> • Cultural heritage • Water quality
<i>Safety and resilience to hazards</i>	
<ul style="list-style-type: none"> • Emissions and hazardous activities 	<ul style="list-style-type: none"> • Natural hazards, risk and resilience
<i>Infrastructure</i>	
<ul style="list-style-type: none"> • Energy and water supply • State transport infrastructure 	<ul style="list-style-type: none"> • Strategic airports and aviation facilities • Strategic ports

As all aspects of the *State Planning Policy* are appropriately reflected in the planning scheme, there is no requirement to assess this development application against the *SPP*.

5.3. ShapingSEQ 2023

The ShapingSEQ (South East Queensland Regional Plan 2023) establishes a vision and direction for the region to 2046. It provides certainty about where the region is heading and provides a framework to respond to challenges and opportunities that may arise. The regional plan does this by providing strategies to inform future decision making.

The subject site is located within the Urban Footprint. The Urban Footprint is intended to identify land that can meet the region’s urban development needs to 2046.

The proposed works is classed as urban development and is therefore consistent with the regional plan. An assessment against the ShapingSEQ State Planning Regulatory Provisions is not required.

5.4. Development Assessment Rules

The Planning Act 2016 provides for a new statutory instrument – the Development Assessment Rules (DA Rules) – which is a statutory instrument made under section 68(1) of the *Planning Act 2016* which sets out the Minister's rules for the development assessment process in Queensland, including the processes and procedural requirements of the planning system.

The DA Rules provide for:

- When a development application may be taken to be properly made;
- How and when notification is to be carried out;
- The consideration of properly made submissions;
- The lapsing of an application;
- The revival of lapsed applications;
- How and when a referral agency may change its response;
- Changing, cancelling and lapsing development approvals;
- The effect of the *Native Title Act 1992 (Cwlth)* on development assessment.

This development application is lodged for assessment in accordance with the DA Rules.

5.5. Referral Agencies

The subject site is within Core koala habitat area as identified in the Development Assessment mapping System. In accordance with the existing approval over the site, (COM/104/2022), the residential development will result in the full clearing of Lot 2 on RP109012. This is in connection to the Somerfield development approval (to the west of the site) as well as the educational facility to the east of the site.

A submission was made as part of the existing approval to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) as the Referral Agency in which the Referral agency responded with conditions for the approval (SARA reference: 2212-32648 SRA) on 7 September 2023. This included the offsets for clearance within core koala habitat, a koala management plan to be provided and information to be provided prior to commencement in relation to clearing activities.

5.6. State Development Assessment Provisions (SDAP)

The State Assessment and Referral Agency (SARA) delivers a coordinated, whole-of-government approach to the state's assessment of development applications. SARA means that the chief executive of the Planning Act, the Department's Director-General, is the assessment manager or referral agency for development applications where the state has a jurisdiction.

The SDAP provide assessment benchmarks (i.e. State Codes) for the assessment of development applications where the chief executive is the assessment manager or a referral agency.

Section 55(2) of the Act states that a regulation may prescribe the matters that a referral agency may, must or must only have regard to in its assessment. Each of the referral triggers in schedules 9 and 10 of the regulation specify the matters the referral agency's assessment must be against.

For every trigger the chief executive is the referral agency for, the SDAP is specified as the matter the referral agency's assessment must be against. Additionally, section 23 of the regulation specifies other matters a referral agency must have regard to when assessing a development application.

Assessment is required against State code 25: Development in South East Queensland koala habitat areas. The existing approval over the subject site (COM/104/2022) was approved. Refer to comments in Section 5.5.

6. Local Government Assessment

6.1. Logan Planning Scheme 2015

The Logan Planning Scheme 2015 is the applicable document for planning assessment for planning assessment for development applications in the Logan City Council local government area. This Impact Assessable development application will be assessed against the whole of the planning scheme including the strategic framework and the following relevant assessment benchmarks:

- Strategic Framework
- Low-medium density residential zone code
- Childcare centre code
- Filling and excavation code
- Infrastructure code
- Landscape code
- Servicing, access and parking code

It is noted that the level of assessment (being impact assessment) is required in circumstances where a Childcare Centre is NOT located next to an existing school. Where Childcare Centres (in the low-density residential zone) are proposed adjacent to existing school sites the applications are subject to code assessment.

As is identified in earlier sections of this report, the subject site is located adjacent to a future school which is currently under construction. Notwithstanding, Council has confirmed (at the prelodgement meeting) that technically the development application requires impact assessment. Accordingly, we have addressed the impact assessment requirements in the following section of this report.

6.2. Strategic Framework

Part 3 Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

The proposed development triggers the following elements outlined in the below table.

Specific Outcomes	Response
Centres	
<p>3.5.8.1</p> <p>1. Centre activities, other than an Accommodation activity, must be:</p> <p>a. located in a centre unless:</p> <ul style="list-style-type: none"> i. there is community need and economic need for the use; ii. the use is of a scale compatible with its role and function in the centre hierarchy; iii. the use does not have unacceptable adverse effects on any existing or planned centre; iv. the use: <ul style="list-style-type: none"> A. cannot be located in a principal centre, major centre, district centre, local centre or neighbourhood centre; 	<p>A Needs Assessment has been provided in accordance with Schedule 6.2.2 Planning Scheme Policy 2 – Economic Need and Impact Assessment.</p> <p>The findings of the assessment indicate that growth of surrounding area particularly with the proposed residential developments and educational facilities planned for the future, demonstrate that there is both an economic and planning need within the local area to provide more childcare options. Refer to the Needs Assessment in Appendix E.</p>

Specific Outcomes	Response
<ul style="list-style-type: none"> B. is located in the Specialised centre zone, or in an employment area where it cannot be located in a specialised centre; or C. has a specific locational need requiring its location outside a centre and the use is located in accordance with the specific locational need; 	
Community	
<p>3.7.2 Element - Community infrastructure 3.7.2.1 Specific outcomes</p> <ul style="list-style-type: none"> 1. People of all ages and abilities have equitable access to community infrastructure that is designed and developed to respond to local community needs. 2. Community infrastructure is provided that: <ul style="list-style-type: none"> a. is well located and accessible to accommodation activities, public transport, employment and education uses; b. is co-located and integrated with compatible uses; c. is adaptable, to minimise the cost of the infrastructure and to provide a range of functions to the community; d. provides equitable access to a variety of users in a way that meets community needs. 	<p>The proposed development is located in a well-connected area which upon the establishment of the educational facility on the adjoining site will improve the connectivity to the proposed development.</p>
<p>3.7.5.1 Specific outcomes</p> <ul style="list-style-type: none"> 1. People of all ages, abilities, cultural backgrounds and incomes have access to housing, employment and community infrastructure. 2. Development demonstrates the management of social impacts having regard to: <ul style="list-style-type: none"> a. population change; b. promoting a healthy lifestyle; c. social inclusion and community cohesion; d. cultural heritage and the interests of Aboriginal Traditional Custodians; e. access to housing, employment and community infrastructure; f. community participation; g. community safety; h. exposure to health risks. 	<p>While the proposed development will allow people to safely access the site through private vehicle and well designed footpaths, the proposed child care is also situated in a well-connected area, with access to public transport, neighbourhood centres and open spaces.</p> <p>Moreover, the site is adjoining an education facility which under the draft Logan Plan would be designated as a community facility zone. As such accessibility to the site and the social impacts would be improved by the adjoining development.</p> <p>Social impacts of the childcare in the proposed location have been addressed in the Needs Assessment in Appendix E.</p>
3.11.2 Element - Design and place making	

Specific Outcomes	Response
<p>3.11.2.1 Specific outcomes</p> <ol style="list-style-type: none"> 1. Development creates a high quality, attractive and functional built environment that: <ol style="list-style-type: none"> a. provides highly desirable, attractive places that people want to be in; b. is responsive and sympathetic to the local topography and is consistent with and reinforces the intended character; c. is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area; d. defines and addresses roads through the height, bulk, scale, frontages and entrances of buildings; e. incorporates detailed design measures that create an attractive visual aesthetic; f. has landmark buildings of high architectural merit in nominated locations identified in a local plan or zone; g. creates or enhances views and vistas; h. enables pedestrians to move conveniently and safely along roads and public open space; i. provides places that can be accessed by people of all ages and abilities; j. strengthens the relationship between the built form, landscape and streetscape; k. integrates with public open space and the movement network; l. allows easy way finding for pedestrians; m. is adaptive to changes in use, lifestyle and demography; n. engenders civic pride. 2. Development is designed to support community safety by: <ol style="list-style-type: none"> a. providing casual and mechanical surveillance; b. providing legible environments; c. clearly delineating the boundaries between private and public open space; d. limiting the opportunities for graffiti and vandalism; e. reducing risk associated with potentially vulnerable places. 	<p>The proposal has included architectural plans that present a modern design aligned with the residential development surrounding the subject site and also align with the overall outcomes of the low density zone. Refer to Architectural design plans in Appendix F.</p> <ul style="list-style-type: none"> • The design of the proposal has taken into consideration the landscape as demonstrated in the architectural drawings and landscape concept plan– specifically using greenery to provide visual distinction and attractive design to the proposed building. Refer to Appendix F and Appendix J. • Pedestrian movement is safely integrated into the design of the proposed childcare. A paved footpath is located around the carpark as to avoid interaction with vehicle areas and provide safe movement for people to access the site. • Movement network proposed is simple and legible, ensuring all ages in who use the pathway can do so safely. • The proposal is a high functioning built form with inclusive design that can be accessed by people of all ages and abilities. • The proposal is well integrated into the local area with the inclusion of local vegetation and similar built form to neighbouring buildings.
<p>3.11.3.1 Specific outcomes</p> <ol style="list-style-type: none"> 1. The level of amenity to be expected varies throughout Logan where: <ol style="list-style-type: none"> a. in highly urbanised locations, such as 	<ol style="list-style-type: none"> 1. The proposed design is reflective of the residential suburban dwelling design that is seen throughout the low- density residential zone, with the built form being of a smaller scale and being of a

Specific Outcomes	Response
<p>in and around centres, the amenity is commensurate with a highly urbanised environment that involves activity at all hours, high levels of pedestrian movement and noise from urban activities such as restaurants and entertainment uses;</p> <p>b. in suburban locations, such as in a Low density residential zone, the level of amenity is commensurate with a suburban environment and noise is primarily associated with domestic living environments;</p> <p>2. People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.</p> <p>5. Sensitive land uses are appropriately sited and designed to mitigate adverse impacts on development from environmental emissions generated by State transport infrastructure.</p>	<p>similar design, including material and colour, with the neighbouring development</p> <p>The level of amenity provided by the proposed Childcare Centre does not impact the domestic living environment as the facilities are designed to be safe and sensitive to the needs of children. Refer to Architectural drawings – Appendix F.</p> <p>2. The proposal incorporates appropriate setbacks from the Drainage reserve on the east, including landscaping and fencing barriers to the east provides protection from potential environmental nuisance.</p> <p>In addition, the site proposed development is below the height of the laneway road (to the south) and the residential lots on the southern side of the laneway are a further distance away. In addition to this the proposed fencing this will provide good acoustic amenity outcomes.</p> <p>5. Appropriate provisions have been put into place within the design of the proposed childcare to ensure that any potential environmental emissions caused by the surrounding developments.</p>

6.3. Zoning and level of assessment

The subject site is located within a low density residential zone as identified in the Logan Planning Scheme 2015.

An assessment against the Purpose and Overall Outcomes of the low density zone code is provided below in Table 2.

Purpose	Response
Low density residential zone code	
<p>1. The purpose of the Low density residential zone is to provide for:</p> <p>a. a variety of low density dwelling types, including dwelling houses; and</p> <p>b. community uses, and small-scale services, facilities and infrastructure, to support local residents.</p>	<p>The proposed Childcare Centre is defined as a community infrastructure according to Table SC1.2.2 - Administrative definitions of the planning scheme and as such complies with the purpose of the low density residential zone.</p>
<p>2. The local government purpose of the Low density residential zone code is to:</p> <p>a. provide for predominantly dwelling houses;</p>	<p>The proposed Childcare Centre responds to the growing needs of local residents, supported by significant planned residential development and the future school site to the east, which will strengthen the family-oriented character of the area. Its location within the broader subdivision ensures minimal</p>

Purpose	Response
<ul style="list-style-type: none"> b. provide small-scale non-residential development that caters for the daily needs of local residents; c. provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment. 	<p>impact on surrounding dwellings, as it is well separated from residential lots and buffered by open space to the west and a laneway to the south.</p>
<p>3. The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> a. the design of the built form: <ul style="list-style-type: none"> i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope; ii. ensures that its size and bulk is consistent with the character of the residential environment; iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents; iv. ensures it is easily and safely accessed; v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character; 	<p>Complies</p> <ul style="list-style-type: none"> i. The proposed built form reflects the one to two storey scale of the surrounding residential development and is well designed to be responsive to the topography the site, orientation and overall character. ii. While the site is larger than the surrounding residential dwellings, the size is consistent with the existing and future community infrastructures developments in the local area. The proposed setbacks and built form reduce the perceived bulk of the Childcare Centre. iii. The boundary clearances and building separation complies with Council's requirements in accordance to Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions. iv. The proposed access will be provide via Tallagandra Road, which has been determined as the more appropriate point of access to the proposed development. v. A 1.5m-wide pedestrian pathway along the full frontage along Tallagandra Road will be provided as conditioned in the existing approval. The landscape concept plan (Appendix J) will also contribute to enhancing the streetscape.
<ul style="list-style-type: none"> b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area; 	<p>Complies</p> <p>The surrounding residential development is protected from the proposed Childcare Centre as there is an open space to the west and a laneway to the south creating distance between the proposed development at the residential lots.</p>
<ul style="list-style-type: none"> c. development contributes to the visual amenity of the residential streetscape; 	<p>Complies</p> <p>The proposal includes a landscape concept plan (Appendix J) and architectural drawings (Appendix F) which ensures that the ground floor of the proposed Childcare Centre enhances the residential streetscape.</p>
<ul style="list-style-type: none"> d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided; 	<p>Complies</p> <p>The impacts of the proposed Childcare Centre will benefit the growing demands of the local area. Refer to the Needs Assessment – Appendix E.</p>

Purpose	Response
	Any potential negative impacts caused by the proposed development is mitigated by the proposed distance to the surrounding residential lot.
e. in the Acreage precinct: f. in the Large suburban precinct: g. in the Small acreage precinct	Not applicable.
h. in the Small lot precinct: i. land uses comprise: A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;	The proposed development for Childcare Centre at 260 Wuraga Road, Holmview, is a demonstrated need. Refer to Appendix E.
i. in the Suburban precinct: j. in the Village precinct:	Not applicable.

6.4. Development Codes

9.3.1 Childcare centre code

An assessment against the performance and acceptable outcomes of the Childcare centre code is included in Appendix C.

The proposal complies with all aspects of this Code.

9.4.2 Filling and excavation code

An assessment against the performance and acceptable outcomes of the Filing and excavation code is included in Appendix C.

The proposal complies with all aspects of this Code.

9.4.3 Infrastructure code

An assessment against the performance and acceptable outcomes of the Infrastructure code is included in Appendix C.

The proposal complies with all aspects of this Code.

9.4.4 Landscape code

An assessment against the performance and acceptable outcomes of the Landscape code is included in Appendix C.

The proposal complies with all aspects of this Code.

9.4.7 Servicing, access and parking code

An assessment against the performance and acceptable outcomes of the Servicing, access and parking code

is included in Appendix C.

The proposal complies with all aspects of this Code.

6.5. Mapping Overlays

Logan City Council Planning Scheme Map identifies overlay mapping that reflect both state and local interests.

Assessment against all relevant overlays is provided in Appendix D.

7. Conclusion of Assessment

The Material Change of Use application has demonstrated that the proposed development is aligned with the Logan Planning Scheme 2015 and that the establishment of a Childcare Centre within locality of Holmview addresses the unmet demand, improves childcare choice, availability and amenity and meets the forecast needs of this locality.

- The development achieves a high-quality built form
- The proposal for a Childcare Centre addresses a need for more care services within the area
- The landscaping throughout the site is thoughtfully integrated with the natural surroundings and provides buffers to screen the development from public view
- The development is not exposed to any unacceptable risk of natural hazards
- The development can be appropriately serviced and accessed

It is recommended that the application is approved, subject to reasonable and relevant conditions.

8. Appendices

Appendix A - DA Form 1

Appendix B - Owner's Consent and Title Search

Appendix C - Development Code Compliance

Appendix D - Overlay Code Compliance

Appendix E - Needs Assessment

Appendix F - Architectural Drawings

Appendix G – Engineering Services Report

Appendix H – Stormwater Management Plan

Appendix I - Traffic Impact Assessment

Appendix J - Landscape Plan

Appendix K – Prelodgement Minutes

A – DA Form 1

B – Owner’s Consent and Title Search

C – Development Code Compliance

D – Overlay Code Compliance

E - Needs Assessment

F – Architectural Drawings

G – Engineering Services Report

H – Stormwater Management Plan

I – Traffic Impact Assessment

J- Landscape Plan

K – Prelodgement Meeting Minutes

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