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Town Planning Report

Material Change of Use – Dwelling house (Impact Assessment)
54 Gomana Street, SLACKS CREEK, 4127



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Material Change of Use – Dwelling House (Primary Dwelling, Secondary Dwelling, Carport and Domestic Outbuilding) (Impact Assessment)

54 Gomana Street, SLACKS CREEK, 4127



Proposed development – JGI Studio, Drawing A00.00 Rev F

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Document Information

Project Address	54 Gomana Street, SLACKS CREEK, QLD 4127
Real Property Description	Lot 9 on SP345905
Job Reference	20260563

Author	Revision	Revision Date	Approval Date	Approved By
Jerome Fang	1	15/10/2026	15/10/2026	Jerome Fang

Signed



Jerome Fang

BUrbEnvPlan DipBusMan Registered Planner RPIA No. 48043

Disclaimer

This report has been prepared on behalf of the applicant. OASIS TOWN PLANNING PTY LTD cannot accept responsibility for any use of or reliance upon the contents of this report by any third party.

Reports and/or Plans by Others

Reports and/or plans by others may be included within this Town Planning Report to support the document.

Building Designer – JGI Studio Pty Ltd

Flood Engineers – Storm Water Consulting Pty Ltd

Surveyors – Sonto

Utility Locating – Provac Australia Pty Ltd

Town Planners – Oasis Town Planning

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1.0 An overview of the Subject Site & Aspects of Development

Site details

Applicant name	Oasis Town Planning Pty Ltd (on behalf of the owner, Mohammad Ali Nazari)
Site address	54 Gomana Street, SLACKS CREEK QLD 4127
Real Property Description (RPD)	Lot 9 on SP345905
Site area	1,323m²
Local government / Division	Logan City Council – Division 3
Planning scheme	Logan Planning Scheme 2015 Version 9.2 (with Temporary Local Planning Instrument No. 1/2024)
Zone and precinct	Split zoned – Centre zone (western portion) and Low density residential zone (eastern portion)
Local plan	None
Relevant overlays	OM-01.01 Potential and actual acid sulfate soils (>5m AHD ≤20m AHD) OM-02.01 Biodiversity areas – Primary vegetation management area OM-02.04 Local and state environmental significance – Polygons OM-05.02 Flood hazard – High flow area OM-05.04 Flood hazard – High, Moderate and Low flood risk areas OM-08.01 Landslide hazard – ≥15% slope OM-10.00 Residential overlay OM-11.01 Strategic airport – Bird and bat strike area OM-14.01 Waterway corridors and wetlands – Minor waterway

Aspects of development

Type of development	Material Change of Use – Development Permit
Proposed use as defined by the Logan Planning Scheme	Dwelling house (including a secondary dwelling and domestic outbuildings)
Brief description of proposal	Two-storey primary dwelling (4 bedrooms, study, media room and double garage), two-storey secondary dwelling (2 bedrooms), carport and a domestic shed with mezzanine and attached elevated deck
Level of Assessment	Impact Assessment – a Dwelling house is impact assessable in the Centre zone, which applies to the western portion of the site
Public notification	Required (minimum 15 business days)
Referral agencies	Not required
Specialist reports provided	Flood Assessment Report – Storm Water Consulting Plan of Detail Survey – Sonto Utility Map Report – Provac Australia
Pre-Lodgement advice	N/A

Consultant Details

Consultant	OASIS TOWN PLANNING PTY LTD
Contact details	enquiry@oasistownplanning.com.au / 0430 113 189

1.1 Executive Summary

OASIS TOWN PLANNING PTY LTD has been engaged to prepare this town planning report in support of a development application for a Development Permit for Material Change of Use – Dwelling house (including a primary dwelling, secondary dwelling, carport and domestic outbuilding) over the land located at 54 Gomana Street, SLACKS CREEK, 4127 in the City of Logan, more accurately described as Lot 9 on SP345905.

The site is an irregularly shaped, vacant and grassed allotment of 1,323m² with a single frontage to Gomana Street, a local residential street. The western edge of the site adjoins an open drain easement and a tributary of Slacks Creek, beyond which lies the established commercial centre fronting Samanthas Way and Noel Street. The site is split zoned, with the western portion included in the Centre zone and the eastern portion included in the Low density residential zone. While a Dwelling house is an expected use in the Low density residential zone, it is impact assessable in the Centre zone, and the application is therefore impact assessable and subject to public notification.

The proposal comprises a two-storey primary dwelling, a two-storey secondary dwelling with a gross floor area of 91.58m², an open carport and a domestic shed with a mezzanine and an attached elevated deck. All buildings are sited outside Council's High flow area and High flood risk area and outside the 1% AEP flood extent, with all finished floor levels well above the minimum flood planning levels determined by the RPEQ-certified Flood Assessment Report.

The key matters addressed in this report are:

- the suitability of a Dwelling house on the Centre zoned portion of the site, having regard to the site's residential access, physical separation from the centre by the waterway corridor and its constraints for centre activities;
- the scale and height of the domestic shed (224.79m² including mezzanine and approximately 7.5m in height), which exceeds the 5.5m height benchmark of AO7.1 of the Dual occupancy and Dwelling house code;
- the site's flood, landslide, waterway, vegetation and trunk sewer constraints.

This report demonstrates that the proposed development:

- Is consistent with the intent of the South East Queensland Regional Plan (ShapingSEQ 2023) as an urban activity within the Urban Footprint;
- Generally complies with the applicable codes and provisions of the Logan Planning Scheme 2015, with performance-based justification provided where acceptable outcomes are not met;
- Is consistent with the established low density residential character of Gomana Street and the surrounding neighbourhood;
- Avoids exposure of people and property to unacceptable flood risk and maintains flood-free access;
- Will not compromise the role, function or hierarchy of the adjoining centre; and
- Has sufficient planning merit, on balance, to warrant approval subject to reasonable and relevant conditions.

This report should be read in conjunction with the appendices listed in the Contents.

2.0 Site Characteristic

2.1 Site Location

The subject site is located within the suburb of Slacks Creek, in Division 3 of the City of Logan. It is located at the western end of Gomana Street, adjacent to a tributary of Slacks Creek (approximately 400m west of Slacks Creek itself) and to the east of the commercial centre at the corner of Kingston Road, Smith Road, Samanthas Way and Noel Street.

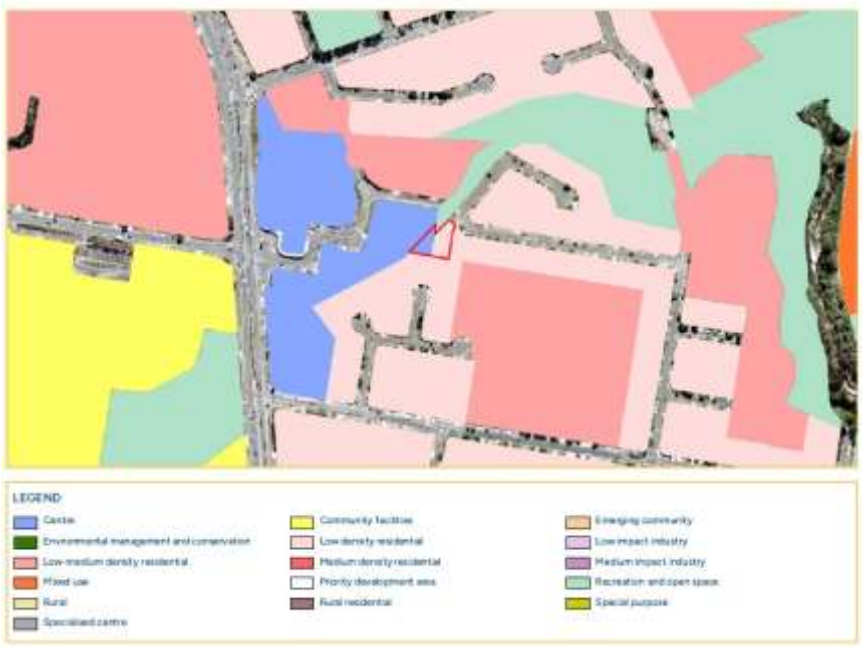

Figure 1 – Zoning of the site and locality (Logan City Council Property Report, extracted 14/10/2026)

2.2 Site History

The site is described as Lot 9 on SP345905, which indicates that the lot was created by a relatively recent plan of survey. No previous development approval for the use of the site has been identified based on the material reviewed.

2.3 Site Dimensions

The site has a total area of 1,323m² and an irregular configuration, comprising a narrow, splayed frontage to the curve of Gomana Street, a notch along its northern boundary, a long diagonal western boundary (35°05'50") adjoining the open drain easement, and a straight southern (rear) boundary of 47.275m adjoining Lots 30, 31 and 32 on RP117275. Refer to the Plan of Detail Survey (Appendix C) for full boundary dimensions and bearings.

2.4 Access

The site has a single road frontage to Gomana Street, a local residential street. Gomana Street is a constructed road with kerb and channel, concrete footpath and reticulated services. No vehicular crossover currently exists; a single new crossover to Gomana Street is proposed.

2.5 Site Details

The site is currently vacant and vegetated with grass, as confirmed by the Plan of Detail Survey and the Site & Soil Classification Report ("a clear vacant lot", no fill, no evidence of recent cut and fill). Timber paling fencing is located along the eastern and southern boundaries.

2.6 Vegetation

The site is predominantly cleared and grassed. Several trees are located along or near the southern boundary (between 6m and 11m in height per the Tree Dimension Table on the survey) and near the northern frontage. One existing tree near the northern part of the site is proposed to be removed (Drawing A01.00 The trees along the southern boundary are proposed to be retained.

2.7 Topography

The site falls from the south-east to the north-west toward the waterway. Ground levels range from approximately 17.7m AHD at the south-east corner to approximately 13.3m AHD on the western side of the site – a fall in the order of 4.4m. The Site & Soil Classification Report records a moderate slope (8–15%) and no visible indicators of instability, while Council mapping identifies part of the site within the Landslide hazard (≥15% slope) overlay, generally associated with the bank of the open drain.

2.8 Flooding

Council's Property Flood Report identifies the site within the High, Moderate and Low flood risk areas, with the High flood risk area and High flow area confined to the western edge of the site along the tributary. The defined flood event (1% AEP, Slacks and Scrubby Creek Flood Study 2023) level is 14.3m AHD. The site is also mapped as potentially affected by overland flow, and the Property Flood Report indicates the property may have been impacted in the 2017 and 2022 historic flood events. A site-specific Flood Assessment Report has been prepared by Storm Water Consulting Pty Ltd (Appendix B) and is addressed in Section 5.10.

2.9 Services and Infrastructure

Reticulated water, sewer, electricity and telecommunications services are available in Gomana Street. The Utility Map Report (Appendix D) located a 150mm PVC sewer and 150mm stormwater pipes crossing the front of the site, and a large-diameter sewer main along the open drain on the western side of the site. Council's LGIP mapping identifies an existing trunk sewerage main (LGIP-04.00) on or adjacent to the site.

2.10 Road Widening

Gomana Street is a local road. Road dedication is not anticipated to be required.

2.11 Easements

The site does not possess any easements. The survey plan shows Easement E along the western boundary of the site associated with the open drain.

2.12 Surrounding Development in the Locality

The site adjoins the following:

- **North:** Lot 900 on SP179398 – open space/drainage land associated with the tributary, zoned Recreation and open space.
- **East:** Lot 15 on SP179398 – a single storey brick and tile dwelling house within the Low density residential zone.
- **South:** Lots 30, 31 and 32 on RP117275 – dwelling houses with rear yards and established boundary vegetation, within the Low density residential zone.
- **West:** Lot 8 on SP345905 and the open drain easement, beyond which is the commercial centre (Centre zone) fronting Samanthas Way and Noel Street.

The immediate Gomana Street streetscape is characterised by one and two storey detached dwelling houses on standard suburban allotments.



Figure 2 – Site Context

3.0 Pre-lodgement History

No pre-lodgement meeting has been held.

4.0 The Proposal

4.1 Town Planning Justification – Material Change of Use

The proposal seeks a Development Permit for Material Change of Use – Dwelling house (including a primary dwelling, secondary dwelling, carport and domestic outbuilding) at 54 Gomana Street, SLACKS CREEK, 4127, in accordance with the architectural drawings prepared by JGI Studio Pty. Refer to Appendix A.

Under the Planning Regulation 2017, a dwelling house is a residential use of premises for one household that contains a single dwelling, and includes outbuildings and works normally associated with a dwelling and may include a secondary dwelling. The proposal is therefore defined as a single Dwelling house use comprising a primary dwelling, a secondary dwelling and associated domestic outbuildings (carport and shed).

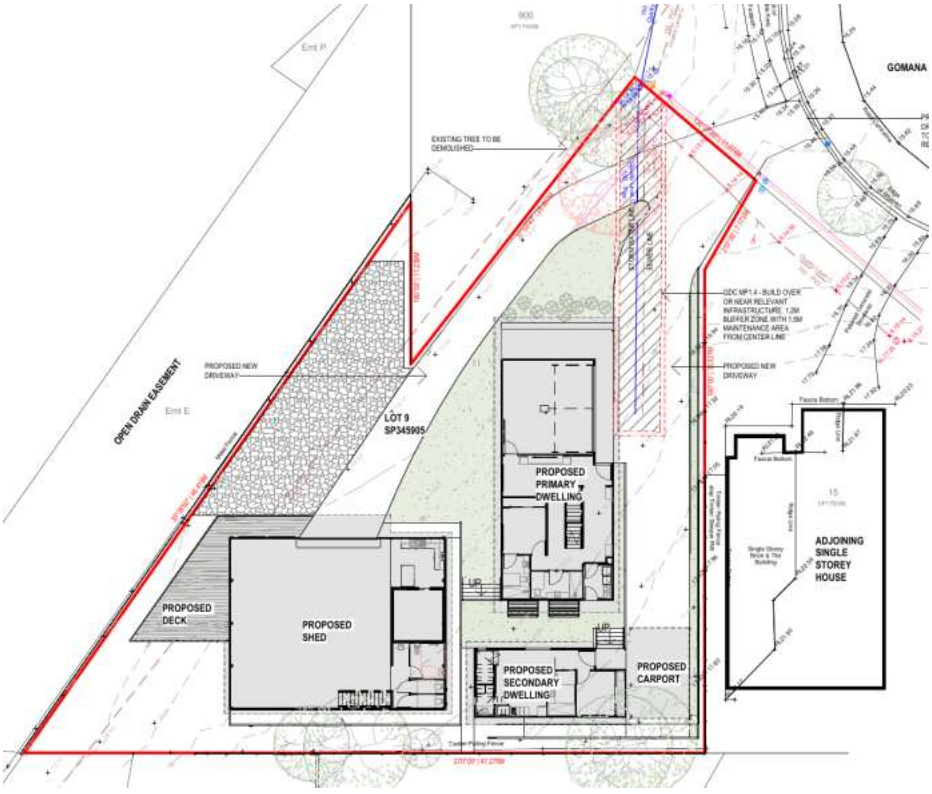

Figure 3 – Proposed Site Plan (JGI Studio, Drawing A01.00 Rev F)

4.2 Summary of the Proposal

Key Development Aspect	Dwelling house – primary dwelling, secondary dwelling, carport and domestic shed
Existing Site Area	1,323m²
Total building area (Drawing A01.03 – GFA Schedule)	658.28m² (all buildings, decks and carport)
Site cover	39%
Building height	Two storeys; ridge level RL 23.17m AHD for all three buildings
Proposed access arrangement	One new driveway crossover to Gomana Street, shared by all buildings

Car parking	Double garage within the primary dwelling; carport serving the secondary dwelling; additional hardstand within the driveway
Removal of street trees	No

Building	Ground level	Upper level	Total	Key features
Primary dwelling	121.92m² (FFL 16.20–16.25)	151.79m² (FFL 19.35)	273.71m²	4 bedrooms, study, media room, double garage (40.79m²), patio and balcony
Secondary dwelling	48.05m² (FFL 17.00)	43.53m² (FFL 20.11)	91.58m² (GFA)	2 bedrooms with ensuites, kitchen/dining, living, laundry
Carport	26.44m² (FFL 17.00)	–	26.44m²	Open carport adjoining the secondary dwelling
Shed (domestic outbuilding)	180.97m² (FFL 15.65)	43.83m² mezzanine (FFL 18.05)	224.79m²	Open shed space, storage/cold room, kitchenette and WC facilities, mezzanine
Elevated deck (shed)	41.75m² (FFL 15.60)	–	41.75m²	Covered deck on the western side of the shed

The primary dwelling is located toward the eastern part of the site, set well back from Gomana Street, with its main living areas at the upper level and a patio and balcony addressing the street approach. The secondary dwelling is located immediately behind (south of) the primary dwelling, separated by a landscaped courtyard of approximately 2.9m, and is accessed from the shared driveway with an adjoining carport. The shed is located on the lower, western part of the site, behind the primary dwelling when viewed from Gomana Street, with an elevated deck oriented to the waterway corridor.

All three buildings share a consistent contemporary architectural language – skillion and low-pitch gable metal roofs (Colorbond Surfmist), James Hardie Axon vertical cladding (Surfmist) to upper levels, James Hardie Matrix panels (Monument) to lower levels, and timber-look aluminium battens – so that the secondary dwelling and shed read as visually integrated with the primary dwelling (Drawing A12.00).



Figure 4 – Perspective of the proposed development (JGI Studio, Drawing A01.01 Rev F)

Boundary clearances (from Drawings A02.00 and A02.01)

Building	Boundary	Proposed clearance
Primary dwelling	Road (Gomana Street)	In excess of 6.0m
Primary dwelling	Side – east (Lot 15 SP179398)	6.316m (GF) / 6.299m (L1)
Primary dwelling	Side – west / northern notch	3.169m (GF) / 3.190m (L1)
Secondary dwelling	Rear – south (Lots 30/31 RP117275)	2.500m (GF) / 2.455m (L1)
Secondary dwelling	Side – east	5.434m (L1)
Carport	Side – east (Lot 15 SP179398)	0.965m
Shed	Rear – south (Lots 30/31 RP117275)	3.021m
Shed deck	Side – west (open drain easement / Lot 8)	1.500m
Primary to secondary dwelling	Building separation	2.874m

4.3 Water and Sewer Connection

The development will connect to Council's reticulated water and sewerage networks available in Gomana Street, in accordance with the SEQ Water Supply and Sewerage Design and Construction Code. The existing 150mm sewer and stormwater lines crossing the front of the site are protected by a building-free zone on the site plan (QDC MP1.4 – 1.2m buffer with a 1.5m maintenance area from the centreline), with the primary dwelling located outside this zone.

4.4 Refuse Location and Management

Refuse will be managed by standard kerbside collection on Gomana Street, with bins stored within the site out of public view.

4.5 Filling and Excavation

Earthworks are limited to those necessary to form building pads, the driveway and landscaped areas, with new retaining walls shown on Drawing A02.00 (including along the secondary dwelling, shed and the levelled grass area). The Flood Assessment Report confirms that no filling is proposed within the High flood risk area or below the defined flood event level. Retaining walls exceeding 1.0m in height will be designed and certified by an RPEQ in accordance with Planning scheme policy 5 – Infrastructure.

5.0 Assessment of the Application

5.1 Planning Act 2016

The Planning Act 2016 (the Act) and supporting legislation replaced the Sustainable Planning Act 2009 on 3 July 2017. The legislation establishes the framework of planning instruments that supports the operation of the planning system. As the application is impact assessable, it must be assessed in accordance with section 45(5) of the Act and is subject to public notification in accordance with the Development Assessment Rules.

5.2 State Planning Policy

The State Planning Policy (SPP) defines the Queensland Government's policies about matters of state interest in land use planning and development. The Logan Planning Scheme 2015 is understood to appropriately integrate the relevant aspects of the SPP; to the extent relevant to this impact assessable application, the state interests applicable to the proposal are identified below and are addressed through the corresponding planning scheme provisions in Section 5.10 and 5.11.

State Interests	Response Required
Housing supply and diversity	Yes – the proposal provides a primary and secondary dwelling within an established urban area
Liveable communities	No
Agriculture	No
Development and construction	No
Mining and extractive resources	No
Tourism	No
Biodiversity	Yes – mapped MSES/MLES and Primary vegetation management area along the waterway (Section 5.11)
Coastal environment	No
Cultural heritage	No
Water quality	Yes – adjoining waterway (Section 5.11)
Emission and hazardous activities	No
Natural hazards, risk and resilience	Yes – flood and landslide (Sections 5.10 and 5.11)
Energy and water supply	No
Infrastructure integration	No
Transport infrastructure	No
Strategic airports and aviation facilities	Yes – Bird and bat strike area (Section 5.11)
Strategic ports	No

5.3 South East Queensland Regional Plan (ShapingSEQ 2023)

The subject site is understood to be included in the Urban Footprint of the South East Queensland Regional Plan (ShapingSEQ 2023). The proposed use is an urban activity within an established urban area and is therefore considered consistent with the regional plan, including its policy direction to increase housing supply and diversity within existing urban areas. The Logan Planning Scheme's strategic framework is understood to advance the regional plan as it applies to the planning scheme area; no further assessment against the regional plan has been undertaken.

5.4 Planning Regulation 2017

Schedules 9 and 10 of the Planning Regulation 2017 set out the triggers for state-assessable development and referral. The proposed development does not trigger assessable development under Schedule 10 of the Regulation based on the material reviewed.

5.5 Referral Agency

The proposed development is not identified as triggering referral to the State Assessment and Referral Agency (SARA).

5.6 State Development Assessment Provisions

No State Development Assessment Provisions (SDAP) benchmarks are considered relevant to the proposed development in this instance.

5.7 Assessment against the Logan Planning Scheme 2015

The Logan Planning Scheme 2015 Version 9.2, as affected by Temporary Local Planning Instrument No. 1/2024 (Flood Resilience) ("the Planning Scheme"), is the local categorising instrument applicable to the proposed development.

5.7.1 Category of Assessment

The proposed use is defined as a "Dwelling house" under Schedule 1 of the Planning Scheme. The category of assessment is determined through sequential consideration of the zones and overlays applying to the premises, with the highest resulting category of assessment applying to the application.

Based on Council's zone mapping (Figure 1), the boundary between the Centre zone and the Low density residential zone appears to run generally north–south through the site, approximately in line with the 11.239m internal boundary of the site's northern notch. On this basis, the shed and its deck appear to be located predominantly within the Centre zone, while the primary dwelling, secondary dwelling and carport are located within the Low density residential zone. For robustness, all buildings have been assessed against both zone codes in Section 5.9.

Zone / Overlay	Category of assessment
Centre zone (Table 5.5.1.1)	Impact Assessment – a Dwelling house is not identified as accepted or code assessable development in the Centre zone
Low density residential zone (Table 5.5.5.1)	Accepted development subject to requirements / code assessment where requirements are not met (assessed against the Dual occupancy and Dwelling house code)
Flood hazard overlay (as amended by TLPI 1/2024)	Material change of use in a High/Moderate flood risk area – assessed against PO31–PO41 of the Dual occupancy and Dwelling house code
Other overlays	No change to the category of assessment identified
Level of Assessment	Impact Assessment

5.7.2 Public Notification

As the application is impact assessable, it is subject to mandatory public notification under the Planning Act 2016 and the Development Assessment Rules (a minimum 15 business day notification period is required).

5.7.3 Applicable Codes

The applicable codes for this development are as follows:

Zone Codes

- 6.2.1 Centre zone code
- 6.2.5 Low density residential zone code

Use Code

- 9.3.2 Dual occupancy and Dwelling house code (which, for a Dwelling house, incorporates the relevant overlay assessment benchmarks)

Overlays

- Acid sulfate soils; Biodiversity areas; Flood hazard (as amended by TLPI 1/2024); Landslide hazard and steep slope area; Residential overlay; Strategic airports and aviation facilities; Waterway corridors and wetlands (refer Section 5.11)

5.8 Assessment Benchmarks

As per section 45(5) of the Planning Act 2016, an impact assessable application must be assessed against the assessment benchmarks in a categorising instrument for the development, and may be assessed against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

In accordance with the Planning Scheme, the assessment benchmarks identified for this application include the Strategic Framework and the codes identified in Section 5.7.3. The assessment has been undertaken against the purpose statements, overall outcomes, performance outcomes and acceptable outcomes of these codes, as detailed in Sections 5.9 to 5.11 below. Relevant matters are addressed in Section 5.13, including:

- Planning need, including the demand for housing supply;
- The current relevance of the assessment benchmarks to this particular site; and
- The site-specific constraints and characteristics of the land.

5.9 Zone Codes

5.9.1 Centre zone code

The purpose of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities. The local government purpose is to protect the centre hierarchy, provide a vibrant mix and intensity of uses, provide a compatible built form and protect amenity.

The proposal does not include any centre activity and does not compete with, or erode, the role of any centre in the hierarchy. The Centre zoned portion of the site is a narrow, residual strip on the far side of the waterway corridor from the centre, accessed only from a residential street, and is heavily constrained by the open drain easement, High flow area, High and Moderate flood risk areas and trunk sewer. Its use for a domestic shed ancillary to a Dwelling house is consistent with the overall outcomes seeking development compatible with adjoining uses that protects amenity. Refer to Section 5.12.1 for the detailed justification.

Performance outcome	Acceptable outcome	Outcome	Response
Land use			
PO1 A use in the Centre zone is for uses identified in the overall outcomes for development in a principal, major, district, local or neighbourhood centre.	AO1 As per PO1.	**Complies with PO**	A Dwelling house is not a centre activity listed in the precinct overall outcomes. However, the statutory purpose of the Centre zone (s6.2.1.2(1)) expressly includes residential uses or activities, and the proposal does not undermine the centre hierarchy. A performance-based justification is provided in Section 5.12.1.

Performance outcome	Acceptable outcome	Outcome	Response
PO2–PO4 Retail activities in District, Local and Neighbourhood centres.	AO2–AO4	N/A	No retail activity is proposed.
Amenity			
PO5 Development protects the intended amenity of adjoining premises having regard to noise, air, light, radiation and vibration emissions.	AO5 Complies with the emission standards of PSP3 – Environmental management.	Complies	The proposal is a residential use generating domestic-scale emissions only. The shed is for private domestic use ancillary to the dwelling house, and no commercial or industrial activity is proposed. External lighting will be domestic in scale.
PO6 A sensitive land use maintains the operational integrity of government supported transport infrastructure.	AO6 Within 100m of government supported transport infrastructure, complies with s7 of the DTMR policy.	N/A	The site is not understood to be within 100m of government supported transport infrastructure.
PO7 An Accommodation activity is designed to mitigate potential noise impacts from a use that is not an Accommodation activity.	AO7 Complies with Table 3.2.1.3 – Noise immission standards of PSP3.	Complies with PO	The dwellings are located on the eastern, Low density residential portion of the site, oriented toward Gomana Street and separated from the commercial centre by the shed, the open drain easement and the waterway corridor. The nearest commercial building is located on the far side of the drain. These separation distances and the intervening shed provide an appropriate buffer to centre activities.
PO8 A sensitive land use is designed and located to mitigate adverse impacts from rural activities and medium, high or special industry.	AO8 Not within the separation distances in Table 6.2.1.3.2.	Complies	No special, high impact, medium impact industry, intensive animal industry, intensive horticulture or wholesale nursery has been identified within the relevant separation distances through a locality check prior to lodgement).
Design – Boundary clearances			
PO9 Road boundary clearance defines private and public space, contributes to streetscape character and relates to the existing setback pattern.	AO9 Minimum 3m, or aligns with adjoining buildings.	Complies	All buildings are set back well in excess of 3m from Gomana Street. The shed (Centre zone portion) is located behind the primary dwelling and is not visible as a dominant element from the street.
PO10 Side and rear boundary clearances minimise impacts on residential amenity and privacy, provide light and ventilation and are consistent with the intended character.	AO10 Minimum 3m side and rear clearance to premises in a residential zone category.	Complies	The shed is set back 3.021m from the southern (rear) boundary adjoining Low density residential zoned Lots 30 and 31 RP117275. The western boundary adjoins Centre zoned land and the open drain easement, to which AO10 does not apply; the deck is set back 1.5m from this boundary.
Design – Building height			
PO12 / PO13 A building has a height consistent with the precinct, responsive to topography, avoids	AO12 Local centre: 8.5m within 15m of a residential zone. AO13 Neighbourhood centre: 8.5m.	Complies	The shed has a height of approximately 7.5m (LGF RL 15.65 to ridge RL 23.17) and is below 8.5m. Its ridge is at the same level as the dwellings (RL 23.17), and it

Performance outcome	Acceptable outcome	Outcome	Response
overshadowing and protects the amenity of residential zoned premises.			sits on the lowest part of the site so that it does not visually dominate the neighbouring residential properties. The architectural sections (A09.00/A09.01) show all buildings beneath a line 9.5m above natural ground.
PO11 District centre precinct building height.	AO11	N/A	The site is not in a District centre precinct.
For assessable development only – Built form, CPTED, streetscape and servicing			
PO14 A building contributes to streetscape character with articulated buildings, orientation to the primary frontage, human scale.	No AO.	Complies with PO	The Centre zone portion of the site has no street frontage. The development presents to Gomana Street as a well-articulated contemporary dwelling with a patio, balcony, battens and a mix of cladding materials, consistent with the residential character of the street rather than a centre streetscape.
PO15 Buildings minimise wind effects.	AO15 Applies to buildings 32m–60m.	N/A	The buildings are two storeys in height.
PO16 Reflective surfaces do not cause nuisance.	No AO.	Complies	Roofing is Colorbond Surfmist and walls are painted fibre cement and metal cladding in matt finishes. No highly reflective glazing is proposed.
PO17 CPTED principles – casual surveillance, way finding, deterring illegitimate access.	No AO.	Complies	The dwellings provide casual surveillance of the driveway, the shared courtyard and the waterway corridor from upper level living areas, balconies and the shed deck. The site is fenced along its residential boundaries.
PO18 Consistent and cohesive centre streetscape.	No AO.	N/A	The Centre zone portion of the site has no road frontage.
PO19 Vehicle entrances, servicing and parking minimise disruption to frontages and the streetscape.	AO19 Parking behind buildings, screened services, minimised vehicle entrances.	Complies	A single crossover serves the whole development. Parking is provided in the garage within the primary dwelling and in the carport located behind the primary dwelling. Services will be screened from public view.
PO20 Social and health impact.	AO20.1 / AO20.2	N/A	No liquor or gaming is proposed.
PO21 / PO22 Accommodation activities with retail/commercial activities in District and Local centre precincts.	AO21 / AO22	N/A	No mixed-use development is proposed.

5.9.2 Low density residential zone code

The purpose of the Low density residential zone is to provide for a variety of low density dwelling types, including dwelling houses, with levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment. The proposal is a Dwelling house, being the primary intended use of the zone, and directly advances this purpose.

Performance outcome	Acceptable outcome	Outcome	Response
Land use			
PO1 A use in the Low density residential zone is for uses identified in the precinct overall outcomes.	AO1 As per PO1.	**Complies**	A Dwelling house on a single lot is an identified use in each precinct of the Low density residential zone, including the Suburban precinct.
Design			
PO2 Building height consistent with the precinct, responsive to topography and compatible with adjoining buildings.	AO2 8.5m on a slope <15%; 10m on a slope ≥15%.	**Complies**	The primary and secondary dwellings are two storeys with a ridge at RL 23.17m. Based on the survey levels, the maximum height above natural ground is approximately 7.0m–8.2m, below the 8.5m benchmark (the 10m benchmark may apply where the slope is 15% or more). The designer should dimension maximum height above natural ground on the sections to confirm.
PO3 Boundary clearances ensure impacts on residential amenity and privacy are minimised, provide light and ventilation and are consistent with the precinct character.	AO3 Complies with Table 6.2.5.3.3 (Suburban precinct: road 6m; side 1.5m (≤4.5m high) / 2.0m (4.5–7.5m high); rear 3m).	**Complies with PO**	Road boundary: complies (>6m). Side boundaries: primary dwelling 6.3m (east) and 3.2m (west) – complies; secondary dwelling 5.434m (east) – complies. Rear boundary: the secondary dwelling is set back 2.5m, and the carport is set back 0.965m from the eastern side boundary in lieu of 1.5m. The proposed carport setback is consistent with QDC MP1.2.
PO4 Density consistent with the precinct.	AO4 Table 6.2.5.3.4.	**Complies**	The proposal is a single Dwelling house (with a secondary dwelling) on a 1,323m² lot, which is consistent with the intended density of the precinct. The densities in Table 6.2.5.3.4 for Dual occupancy and Multiple dwellings do not apply.
Amenity			
PO5 Emissions.	AO5 PSP3 emission standards.	**Complies**	Domestic emissions only. Refer to Centre zone code PO5.
PO6 Reverse amenity – transport infrastructure.	AO6	**N/A**	Refer to Centre zone code PO6.
PO7 Separation from rural and industrial activities.	AO7 Table 6.2.5.3.2.	**Complies**	Refer to Centre zone code PO8.
For assessable development only			
PO8 A building contributes to the character of the precinct by orienting to the primary street frontage and providing an attractive, articulated façade.	No AO.	**Complies**	The primary dwelling is oriented to the Gomana Street approach, with a ground level patio and an upper level balcony, vertical timber-look battens and contrasting cladding providing an articulated façade (Drawings A01.01 and A08.00).
PO9 Consistent and cohesive streetscape through footpath paving, street trees and landscaping.	No AO.	**Complies**	Landscaping is proposed along the driveway and in front of the primary dwelling (Drawings A01.00 and A02.00). The existing Gomana Street footpath is retained.

Performance outcome	Acceptable outcome	Outcome	Response
PO10 Plant, equipment, services and outdoor storage do not detract from the streetscape.	AO10 Not visible from a road or public open space.	Complies	Plant and services will be located to the side and rear of the buildings, screened from Gomana Street.
PO11 Reconfiguring a lot.	No AO.	N/A	No reconfiguration is proposed.
PO12 Social and health impact.	AO12.1 / AO12.2	N/A	No liquor or gaming.
PO13 / PO14 Shop and Food and drink outlet.	AO13 / AO14	N/A	Not proposed.
Suburban precinct			
PO23 Residential built form characterised predominantly by Dwelling houses in an urban landscape setting.	No AO.	Complies	The proposal is a Dwelling house set within landscaped grounds, consistent with the urban landscape setting of the precinct.
PO24 Site cover consistent with the intended character of the precinct.	AO24 Maximum 50% site cover.	Complies	Site cover is 39%
PO15–PO22, PO25–PO26 Acreage, Large suburban, Small acreage, Small lot and Village precincts.		N/A	Not applicable to the Suburban precinct. (Should the site be in another precinct, the proposal's 39% site cover would also satisfy the Large suburban, Small lot and Village precinct site cover benchmarks.)

5.10 Dual occupancy and Dwelling house code

The Dual occupancy and Dwelling house code (9.3.2) applies to the proposal. In accordance with the code's editor's note, the relevant assessment benchmarks of the overlay codes for a Dwelling house are included in this code. The code is addressed in full below, with the flood provisions informed by the RPEQ-certified Flood Assessment Report by Storm Water Consulting Pty Ltd (J13309 v1.0, 19 August 2026, Appendix B).

Performance outcome	Acceptable outcome	Outcome	Response
Design and siting			
PO1 A Dwelling house on a lot ≥450m² complies with the Performance Criteria of QDC MP 1.2; a secondary dwelling is visually integrated with the primary dwelling.	AO1 Complies with the Acceptable Solutions of QDC MP 1.2.	Complies (subject to condition)	A1 Road boundary: all buildings >6m from Gomana Street – complies. A2 Side/rear: primary dwelling 3.169m–6.316m; secondary dwelling 2.455m (height <7.5m, 2.0m required); shed 3.021m (≥2.5m required) – complies. The carport (Class 10a) at 0.965m is within 1.5m of the side boundary, which A2(c) permits where the height is ≤4.5m, mean height ≤3.5m and length along the boundary ≤9m; the carport is approximately 6m long. A3 Site cover: 39% ≤50% – complies. The secondary dwelling uses the same roof form, cladding, colours and battens as the primary dwelling and is sited immediately behind it, sharing the driveway and courtyard – visually integrated.

Performance outcome	Acceptable outcome	Outcome	Response
			Note: the zone code boundary clearances (Table 6.2.5.3.3) prevail and are addressed in Section 5.12.3.
PO2 Dual occupancy – QDC MP 1.3.	AO2	N/A	The proposal is a Dwelling house, not a Dual occupancy.
Site cover			
PO3 Site cover is compatible with adjoining premises, supports amenity, facilitates private open space and landscaping.	AO3 Maximum site cover specified for Small lot, Small acreage, Acreage precincts and certain zones.	Complies	Site cover of 39% is lower than the 50% benchmark of the Suburban precinct.
Road boundary clearance			
PO4 Road boundary clearance protects movement networks, supports streetscape, complements character, provides on-site parking and is compatible with adjoining premises.	AO4 Specified clearances for carports and certain zones/precincts.	Complies	No AO4 clearance applies to the Suburban precinct or the Centre zone. All buildings are set back in excess of 6m from Gomana Street, consistent with adjoining dwellings, with parking provided behind the building line.
Side and rear boundary clearance			
PO5 Side and rear clearances are compatible with adjoining premises, minimise amenity and privacy impacts, provide light and ventilation and landscaping, and are consistent with the zone character.	AO5 3m (Rural residential, Emerging community, LDR Acreage/Small acreage) or 10m (EMC/Rural zone).	Complies with PO	AO5 does not apply to the Suburban precinct or the Centre zone. The proposed clearances comply with QDC MP 1.2 and, except for the secondary dwelling rear clearance and the carport side clearance, with the zone code. Refer to Section 5.12.3 for the performance-based assessment.
Setback on rear lots			
PO6 Setback to an accessway shared by four or more rear lots.	AO6 4.9m garage setback.	N/A	The site is not a rear lot sharing access.
Domestic outbuildings			
PO7 A domestic outbuilding is of a scale and built form compatible with the premises and adjoining premises (height, mass, proportion, roof form, materials), maintains the streetscape and amenity, and provides sufficient setbacks where large.	AO7.1 Total floor area ≤150m²; or where >150m²: (i) clearances per Table 9.3.2.3.2; (ii) maximum height 5.5m; (iii) maximum total floor area 300m². AO7.2 Not a shipping container.	Complies with PO	The shed has a total floor area of 224.79m² (180.97m² ground + 43.83m² mezzanine). (i) Table 9.3.2.3.2 nominates no clearance for the Suburban precinct or Centre zone; (iii) the total of 224.79m² is below 300m² – complies. (ii) The shed height of approximately 7.5m exceeds 5.5m – not met. AO7.2 – complies. Refer to Section 5.12.2 for the performance-based justification.
Secondary dwelling			
PO8 / AO8 The secondary dwelling has a maximum gross floor area of 70m² (residential zone, lot <1,000m²) or 100m² otherwise.	As per PO8.	Complies	The lot is 1,323m², so the 100m² limit applies. The GFA Schedule on the Area Plan (Drawing A01.03, Rev F dated 15/10/2026) records a gross floor area of 91.58m² for the secondary dwelling (48.05m² ground level and 43.53m² upper

Performance outcome	Acceptable outcome	Outcome	Response
			level), which is below the 100m² maximum.
PO9 The secondary dwelling has a primary street setback ≥ the primary dwelling and is within 20m of the primary dwelling.	AO9 As per PO9.	**Complies**	The secondary dwelling is located behind the primary dwelling and is 2.874m from it.
PO10 Vehicular access and parking are not dominant features when viewed from a road.	AO10 No additional driveway crossover unless a corner or dual road lot.	**Complies**	A single new crossover to Gomana Street serves the whole development. The carport is located behind the primary dwelling.
PO11–PO13 Lot size, car parking and driveway for a Dual occupancy (auxiliary unit).	AO11–AO13	**N/A**	The proposal is a Dwelling house with a secondary dwelling.
Location of development			
PO14 Development allows safe and convenient vehicular access and is located to protect trunk infrastructure networks.	AO14 (a) Connected to a constructed road; (b) located outside a network identified on LGIP maps 03.00–08.00.	**Complies (subject to condition)**	(a) Complies – connected to Gomana Street. (b) LGIP-04.00 identifies an existing trunk sewerage main on or adjacent to the site, along the open drain on the western side. No building is proposed over the trunk main; the shed deck is set back 1.5m from the western boundary.
Reverse amenity			
PO15 Maintains operational integrity of government supported transport infrastructure.	AO15 Within 100m – DTMR noise and vibration criteria.	**N/A**	The site is not understood to be within 100m of government supported transport infrastructure.
Earthworks			
PO16 Filling and excavation (including batters and retaining walls) do not affect infrastructure, create health hazards or affect amenity, and are safe, stable and maintainable.	AO16 Batters and retaining walls >1m designed per s3.3 of PSP5 – Infrastructure.	**Complies (subject to condition)**	New retaining walls are shown on Drawing A02.00. Any wall or batter exceeding 1m will be designed and certified by an RPEQ in accordance with section 3.3 of PSP5. A condition to this effect is accepted.
Building over or near infrastructure			
PO17 Complies with the Performance Criteria of QDC MP 1.4.	AO17 Complies with the Acceptable Solutions of QDC MP 1.4.	**Complies (subject to condition)**	The 150mm sewer and stormwater lines crossing the front of the site are protected by the building-free zone shown on Drawing A01.00 (1.2m buffer with 1.5m maintenance area), and the primary dwelling is located outside this zone. The driveway over the lines is permissible. Refer to PO14 regarding the trunk sewer.
PO18 Infrastructure and services appropriate to the setting.	AO18 Connects to reticulated water and sewer.	**Complies**	The site is within the water supply and sewerage service areas and will connect to both networks.
Acid sulfate soils overlay			

Performance outcome	Acceptable outcome	Outcome	Response
PO19 Development disturbing soil at or below 5m AHD avoids or manages acid sulfate soils.	AO19.2 In the >5m ≤20m AHD area, no excavation of 100m³ or more at or below 5m AHD.	Complies	Natural ground levels on the site range from 13.3m to 17.7m AHD. No excavation at or below 5m AHD is proposed.
Biodiversity areas overlay			
PO20 In the Primary or Secondary vegetation management area, development is confined to an appropriate envelope that protects native vegetation.	AO20 Located to avoid the need to clear native vegetation in the Primary vegetation management area.	Complies (subject to condition)	The Primary vegetation management area is mapped along the waterway on the western edge of the site. The site is otherwise cleared and grassed, and the buildings are located on the cleared part of the site. One tree is proposed to be re moved. The proposal would result a total clearing much less than 4000m2. Hence, the proposal complies with PO20.
PO21 / PO22 Biodiversity corridor, Melaleuca irbyana buffer, Koala corridor.	AO21 / AO22	N/A	The site is not identified in these overlay areas on the Property Report.
Extractive resources overlay			
PO23	AO23	N/A	Not applicable.
Flood hazard overlay – superseded provisions			
PO24–PO26	AO24–AO26.2	Suspended (TLPI 1/2024)	Suspended by Temporary Local Planning Instrument No. 1/2024. Refer to PO31–PO41 below.
Landslide hazard and steep slope area overlay			
PO27 A Dwelling house is designed to account for land movement and erosion risk, respond to topography and visual amenity, and screen undercrofts. Compliance demonstrated by RPEQ geotechnical certification.	AO27 Where in a Steep slope area and the gradient is ≥12%: (a) site-specific geotechnical report; (b) cut and fill ≤40m³; (c) undercroft screened and ≤3m high.	Complies with PO	The site is mapped in the Landslide (≥15% slope) overlay, generally associated with the bank of the open drain on the western side. A site-specific geotechnical stability report has not yet been prepared. The Site & Soil Classification Report records a moderate slope (8–15%), no evidence of fill, cut, cracking, slips or groundwater, and refusal on very dense weathered rock at approximately 1.3m–1.5m depth – indicating a stable site. Buildings are stepped with the slope (FFLs 15.65 to 17.00) rather than relying on large cut and fill platforms. The shed deck undercroft is less than 3m above ground. It is proposed that a condition require RPEQ geotechnical certification of footings and retaining walls prior to building approval.
Other overlays			
PO28 Regional infrastructure corridors and substations.	AO28	N/A	Not mapped.
PO29 Water resource catchments.	AO29	N/A	Not mapped; the site is connected to reticulated sewer.
PO30 In the Waterway corridors and wetlands	AO30 Located outside the mapped area on OM-14.00.	Complies with PO	The Minor waterway corridor is mapped along the open drain on the western side

Performance outcome	Acceptable outcome	Outcome	Response
overlay, development protects ecosystem processes, water quality, function, scenic amenity and landscape values.			of the site. The dwellings and carport are located on the eastern part of the site, away from the waterway. The shed and deck are located on the cleared, grassed part of the site with the deck set back 1.5m from the boundary with the drain easement. No works are proposed in the drain, stormwater will be discharged lawfully, erosion and sediment control will be implemented during construction, and the riparian edge will be landscaped. The proposed deck will have a suspended floor system, hence it will not undermine the ecosystem processes, water quality, function, scenic amenity and landscape values of the waterway corridor.
Flood hazard overlay (TLPI 1/2024) – Risk compatibility			
PO31 Development, other than fences, is located outside a High flow area.	AO31.1 Buildings and structures located outside a High flow area. AO31.2 No enclosure of undercrofts in a High flow area.	**Complies**	The RPEQ Flood Assessment Report (Figure 3.2) confirms that the proposed building works are located outside the High flow area. No undercroft enclosure is proposed.
PO32 Undercroft in a High flood risk area.	AO32 Undercroft remains open.	**N/A**	No building is located in the High flood risk area.
PO33 Development in a High flood risk area.	AO33 Located outside a High flood risk area.	**Complies**	The buildings are located outside the High flood risk area (Flood Assessment Report, Section 3.1).
PO34 Domestic outbuilding in a High flood risk area.	AO34 Located outside a High flood risk area.	**Complies**	The shed and carport are located outside the High flood risk area.
PO35 Development in a Moderate flood risk area avoids habitable rooms below the flood planning level and exposure of non-habitable rooms, and minimises risk to people and property.	AO35 Complies with Table 9.3.2.3.3 – Minimum flood planning levels.	**Complies**	All finished floor levels exceed the minimum flood planning levels (DFE 14.3m AHD; habitable 14.8m AHD; non-habitable above 14.3m AHD). Refer to Table 1 below. The buildings are also located outside the 1% AEP flood extent.
PO36 / PO37 Flood investigation area.	AO36 / AO37	**N/A**	The site is not in a Flood investigation area.
Access and evacuation			
PO38 During the defined flood event, development is not in a Low flood island and has safe vehicle access and evacuation.	AO38.1 Flood-free vehicle access to a road above the flood level and a flood-free route to essential goods. AO38.2 Flood-free vehicle or pedestrian route from dwellings to the flood-free road.	**Complies**	The site is not in a Low flood island. The Flood Assessment Report (Section 3.3) confirms flood-free access via Gomana Street and a flood-free route to essential goods (Slacks Creek Discount Drug Store and Woolworths Logan Central), and a flood-free route from the dwellings to Gomana Street.
Preservation of floodplain function			
PO39 Filling and excavation maintains the conveyance	AO39 ≤20m³ and ≤2,000m² in a High flood risk area.	**N/A**	No filling or excavation is proposed in the High flood risk area.

Performance outcome	Acceptable outcome	Outcome	Response
function of a High flood risk area.			
PO40 Earthworks do not adversely impact floodplain function below the defined flood event.	AO40 Fill ≤ cut below the DFE in a Moderate flood risk area.	**Complies**	No filling is proposed below the defined flood event level.
PO41 Development does not concentrate, divert or increase flood levels or hazard, or impact floodplain or ecological function.	AO41 Development below the DFE does not concentrate, obstruct or divert floodwaters.	**Complies**	The building works are outside the 1% AEP flood extent and do not concentrate, obstruct or divert floodwaters (Flood Assessment Report, Appendix B).

Table 1 – Minimum flood planning levels (Defined flood event 1% AEP = 14.3m AHD)

Building / area	Classification	Minimum level (Table 9.3.2.3.3)	Proposed FFL	Outcome
Primary dwelling – ground (media, bed 1, study)	Habitable	14.80m AHD	16.25m AHD	Complies
Primary dwelling – garage / patio	Non-habitable	Above 14.30m AHD	16.20m AHD	Complies
Secondary dwelling	Habitable	14.80m AHD	17.00m AHD	Complies
Carport	Domestic outbuilding (carport)	Roof above 14.30m AHD	Floor 17.00m AHD	Complies
Shed	Domestic outbuilding	Above 14.30m AHD	15.65m AHD	Complies
Shed deck	Non-habitable	Above 14.30m AHD	15.60m AHD	Complies



Figure 4 – Council's Flood risk areas (Flood Assessment Report, Figure 3.1)



Figure 5 – 1% AEP flood extent relative to the proposed buildings (Flood Assessment Report, Figure 3.3)

5.11 Overlays

The following table summarises each overlay mapped over the site and how it has been addressed. For a Dwelling house, the overlay assessment benchmarks are contained within the Dual occupancy and Dwelling house code (Section 5.10).

Overlay (map)	Mapping over the site	Relevant benchmarks	Response
Acid sulfate soils (OM-01.01)	Potential and actual ASS >5m AHD ≤20m AHD – whole site	9.3.2 PO19 / AO19.2	Complies – ground levels 13.3–17.7m AHD; no excavation at or below 5m AHD.
Biodiversity areas – Primary vegetation management area (OM-02.01)	Along the waterway on the western edge	9.3.2 PO20 / AO20	Buildings located on the cleared part of the site; One tree that is located within the Biodiversity areas is proposed for remove. The proposal would result a total clearing much less than 4000m2. Hence, the proposal complies with PO20.
Local and state environmental significance – Polygons (OM-02.04)	Associated with the waterway corridor	Biodiversity areas overlay (MSES/MLES); 9.3.2 PO20	No clearing of the riparian vegetation along the drain is proposed. Development is confined to the existing cleared, grassed area.
Flood hazard – High flow area (OM-05.02)	Western edge along the tributary	9.3.2 PO31	Complies – all buildings outside the High flow area (RPEQ report).
Flood hazard – Flood risk areas (OM-05.04)	High (western edge), Moderate and Low	9.3.2 PO31–PO41; Table 9.3.2.3.3	Complies – buildings in Low and Moderate areas only, outside the 1% AEP extent, FFLs above flood planning levels, flood-free access.
Landslide hazard – ≥15% slope (OM-08.01)	Part of the site, generally the drain bank	9.3.2 PO27 / AO27	Performance outcome addressed – stable site conditions per soil report; RPEQ geotechnical certification proposed as a condition.
Residential overlay (OM-10.00)	Mapped	Facilitative overlay	The overlay supports residential development; the proposal is consistent with it.
Strategic airports – Bird and bat strike area (OM-11.01)	Mapped	Strategic airports and aviation facilities overlay	A Dwelling house is not a use that attracts birds or bats (e.g. no putrescible waste facility, food processing or large water

Overlay (map)	Mapping over the site	Relevant benchmarks	Response
			body). Domestic waste will be stored in covered bins.
Waterway corridors and wetlands – Minor waterway (OM-14.01)	Along the open drain on the western side	9.3.2 PO30 / AO30	Performance outcome addressed – no works in the drain, dwellings remote from the waterway, landscaped riparian edge, ESC during construction. Proposed building works are suspended floor.
LGIP-04.00 Existing trunk sewerage main	On or adjacent to the western side	9.3.2 PO14 / AO14(b); PO17	No building over the trunk main.

5.12 Alternative Outcomes

The following alternative outcomes have been identified from the assessment of the proposal against the applicable codes.

5.12.1 Dwelling house in the Centre zone – Centre zone code PO1 and overall outcomes

A Dwelling house is not identified among the centre activities in the precinct overall outcomes of the Centre zone code and is impact assessable in the zone. Notwithstanding this, the proposal is considered appropriate for the following reasons:

- The statutory purpose of the Centre zone expressly includes residential uses or activities. The proposal is therefore not contrary to the purpose of the zone; it simply does not contribute a centre activity.
- The Centre zoned portion of the site is a narrow, irregular strip at the western edge of the lot. It has no frontage to the centre's road network (Samanthas Way, Noel Street or Kingston Road) and is physically separated from the centre by the open drain and the tributary of Slacks Creek. Its only access is from Gomana Street, a local residential street.
- The Centre zoned land is constrained by the High flow area, High and Moderate flood risk areas, the waterway corridor, the Primary vegetation management area, the Landslide overlay and the trunk sewer. These constraints, together with its shape, make it impractical for a centre activity such as a shop, office or food and drink outlet.
- Any centre activity on this site would have to draw customer, delivery and service traffic through Gomana Street, introducing non-residential traffic, noise and activity into an established residential street. A Dwelling house is the use most compatible with the adjoining residential premises to the east and south.
- The proposal includes no retail, commercial or other centre activity and therefore does not compete with, fragment or undermine the role, function or hierarchy of the adjoining centre or any other centre.
- Within the Centre zone portion, the proposal comprises only a domestic shed and deck ancillary to the Dwelling house, located on the least constrained part of that land, outside the High flow area and High flood risk area. The shed acts as a buffer between the dwellings and the commercial centre.
- The development is consistent with the built form outcomes of the Centre zone code, including the height (≤8.5m), the 3m clearance to residential zoned premises (AO10) and CPTED principles.

On this basis, the proposal achieves the intent of the Centre zone code to protect the centre hierarchy and to provide development that is compatible with adjoining uses and protects amenity.

5.12.2 Domestic outbuilding height – Dual occupancy and Dwelling house code PO7

The shed has a total floor area of 224.79m², complying with the 300m² maximum of AO7.1(b)(iii), but its height of approximately 7.5m exceeds the 5.5m maximum of AO7.1(b)(ii). The shed is considered to achieve PO7 for the following reasons:

PO7 – Domestic outbuildings

(a) Scale and built form compatible with the premises and adjoining premises

(i) Height, mass and proportion

The shed is located on the lowest part of the site, on the western side where ground levels fall toward the open drain. Because of this, its ridge (RL 23.17m AHD) sits at exactly the same level as the ridges of the primary dwelling and the secondary dwelling. The shed does not rise above the dwellings, and it reads as part of a consistent two-storey built form across the site rather than as a dominant, oversized structure.

The extra height above 5.5m is used for an internal mezzanine, so floor space is provided vertically rather than by enlarging the footprint. The ground floor footprint is limited to 180.97m² (15.05m x 11.97m). Total site cover across the whole development is 39%, well below the 50% benchmark of the Suburban precinct, which keeps generous open space and landscaping around the buildings. The shed's mass is in proportion to a 1,323m² allotment and to the two-storey primary dwelling, which has 281.76m² of floor area.

(ii) Roof form and pitch

The shed has a low-pitch (8°) gable roof with eaves gutters and a Sheerline fascia. This matches the low-pitch and skillion roof forms of the primary and secondary dwellings (3°–5°). The low pitch keeps the roof profile modest and avoids a steep, bulky roof mass. An attached skillion roof over the elevated deck on the western side breaks up the shed's form and gives it a domestic scale and appearance.

(iii) Building materials

The shed uses the same palette as the dwellings (Drawing A12.00):

Colorbond Surfmist metal roof cladding

Panel rib wall cladding in Monument and Surfmist

Monument fascias and downpipes

Glazed doors and windows

A powdercoated aluminium balustrade to the deck

These materials and colours match the James Hardie Axon (Surfmist) and Matrix (Monument) cladding of the dwellings. As a result, the shed presents as an integrated part of the residential development rather than a utilitarian or industrial structure.

(b) Maintains or contributes positively to the streetscape and amenity of adjoining premises

Streetscape

The shed is located at the far western end of the site, behind the primary dwelling when viewed from Gomana Street, and is reached by the internal driveway. The primary dwelling, the front landscaping and the curved driveway alignment largely screen it from the street. The site has a narrow, splayed frontage to the curve of

Gomana Street, so the shed will not be a prominent element of the streetscape. The primary dwelling remains the dominant building as seen from the public realm.

Amenity of adjoining premises

The shed adjoins the following:

West: the open drain easement and the tributary of Slacks Creek, beyond which is the commercial centre. There are no residential premises on this side.

North: open space and drainage land (Lot 900 on SP179398).

East: it is separated from the nearest residential neighbour, Lot 15 on SP179398, by the primary dwelling, the secondary dwelling and the internal courtyard.

South: it adjoins the rear yards of Lots 30 and 31 on RP117275.

The only residential interface is therefore to the south. There, the shed is set back 3.021m, and established trees between 6m and 11m high along the boundary screen it. A timber paling fence is retained on this boundary.

Shadow diagrams (Drawing A03.00) show that at the winter solstice, shadows from the shed and secondary dwelling extend into parts of the rear yards of Lots 30 and 31. These shadows fall largely over the existing boundary vegetation, which already shades those areas. At the equinoxes and in summer, overshadowing of the southern properties is limited, and the private open space and main living areas of the adjoining dwellings keep reasonable access to sunlight.

Glazing in the southern façade is limited, and the elevated deck faces west toward the waterway corridor rather than toward the residential neighbours, which avoids overlooking.

Domestic use

The shed is for private domestic purposes ancillary to the Dwelling house, including vehicle and equipment storage, household storage and recreation and entertaining for the household. It will not generate traffic, noise or activity beyond what is expected of a residential premises. The applicant accepts a condition that the shed is not to be used for any business, commercial or industrial purpose, or as a separate dwelling.

(c) Sufficient setbacks for large-scale domestic outbuildings to mitigate adverse visual impact

The shed provides the following setbacks:

Rear (south) boundary: 3.021m. This exceeds the 3m clearance to residential zoned premises in AO10 of the Centre zone code and the 3m rear clearance in Table 6.2.5.3.3 of the Low density residential zone code. It also exceeds the 2.5m that QDC MP 1.2 A2 would require for a building of this height (2.0m plus 0.5m for the part over 7.5m).

Western boundary: the elevated deck is set back 1.5m, and the main shed wall sits further from the boundary. This boundary adjoins the open drain easement and Centre zoned land, not residential premises, so no adverse visual impact on residential neighbours arises.

Primary dwelling: the shed is separated from it by the landscaped central courtyard, and the dwellings stand between the shed and the eastern neighbour.

Together, these setbacks, the retained boundary vegetation and the shed's location on the lowest part of the site mitigate any adverse visual impact on adjoining premises.

Conclusion

The shed's height exceeds the 5.5m benchmark of AO7.1(b)(ii). However, its siting on the lowest part of the site means its ridge aligns with the dwellings. Its low-pitch roof and matching materials integrate it with the

primary and secondary dwellings. It is screened from the streetscape, and its setbacks and the retained vegetation protect the amenity of the southern neighbours. The proposal is therefore considered to achieve PO7.

5.13 Relevant Matters

Section 45(5) of the Planning Act 2016 provides that the assessment of an impact assessable application may be carried out against, or having regard to, any other relevant matter. The following relevant matters are considered to support approval:

- **Planning need for housing:** Queensland and South East Queensland face well documented housing supply and affordability pressures. The proposal delivers a family dwelling and a secondary dwelling on vacant urban land with existing infrastructure, consistent with state and regional policy to increase housing supply within existing urban areas.
- **Site-specific relevance of the Centre zoning:** the split zoning reflects the site's position on the fringe of the centre, but the Centre zoned portion is a constrained, residual strip that is functionally part of the Gomana Street residential neighbourhood. Applying the Centre zone land use expectations to this strip would not deliver a practical centre outcome.
- **Compatibility with the locality:** the proposal reinforces the established low density residential character of Gomana Street and creates a residential edge to the waterway corridor, while a non-residential use would introduce traffic and amenity impacts into a residential street.
- **Hazard avoidance:** all buildings are located outside the High flow area, the High flood risk area and the 1% AEP flood extent, with floor levels well above the defined flood event and flood-free access, as certified by an RPEQ.
- **Conditions:** the residual matters identified in this report (geotechnical certification, retaining wall design, domestic use of the shed, and protection of the trunk sewer) can be appropriately managed through reasonable and relevant conditions.

For the reasons stated above, and having regard to the assessment throughout this report, the proposed development is considered to warrant Council's favourable consideration.

6.0 Strategic Framework

The strategic framework sets the policy direction for the Logan Planning Scheme. The following table addresses the strategic themes considered most relevant to this proposal.

Strategic theme	Applicant's response
Settlement pattern and urban form – urban development is contained within the urban area and makes efficient use of land and infrastructure.	Compliant – the proposal is an urban residential use on vacant land within the established Slacks Creek urban area, using existing roads and services.
Housing – a range of housing types is provided to meet community needs, including secondary dwellings.	Compliant – the proposal provides a family dwelling and a secondary dwelling, increasing housing choice within an established neighbourhood.
Centres – the centre hierarchy is protected and centre activities are focused in centres.	Compliant – no centre activity is proposed. The proposal does not compete with or fragment the adjoining centre, and the constrained Centre zoned portion is not practical for centre activities.
Natural hazards – development avoids or mitigates risks from flooding and landslide.	Compliant – buildings avoid the High flow area, High flood risk area and 1% AEP extent, with floor levels above the flood planning levels and flood-free access. Landslide risk is addressed through site investigation and geotechnical certification.
Natural environment – waterways, riparian areas and biodiversity values are protected.	Compliant – no works are proposed in the waterway; development is confined to the cleared part of the site, with landscaping of the riparian edge.
Infrastructure – development is efficiently serviced and protects infrastructure networks.	Compliant – the development connects to reticulated water and sewer and does not build over the trunk sewer or the sewer and stormwater lines crossing the site.

7.0 Recommendation and Conclusion

This town planning report supports the approval of the development application for a Development Permit for Material Change of Use – Dwelling house (including a primary dwelling, secondary dwelling, carport and domestic outbuilding) at 54 Gomana Street, SLACKS CREEK, as it is consistent with the purpose of the Low density residential zone, does not compromise the purpose of the Centre zone, and generally achieves compliance with the acceptable and performance outcomes of the applicable codes of the Logan Planning Scheme 2015, subject to the performance-based justifications in Section 5.12.

This report demonstrates that the proposed development:

- Is consistent with the intent of the South East Queensland Regional Plan (ShapingSEQ 2023);
- Generally complies with the applicable codes and provisions of the Logan Planning Scheme 2015 Version 9.2 and TLPI No. 1/2024;
- Will not result in any unacceptable impact on the residential character and amenity of Gomana Street or adjoining properties;
- Does not undermine the role, function or hierarchy of the adjoining centre;
- Avoids unacceptable flood and landslide risk to people and property; and
- Makes efficient use of a constrained, vacant urban allotment to provide additional housing.

In summary, the proposal is considered to have sufficient planning merit to justify Council's favourable consideration, subject to reasonable and relevant conditions. Given the split zoning and impact assessable status, it is recommended that pre-lodgement advice be sought from Council prior to formal lodgement.

Kind Regards



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