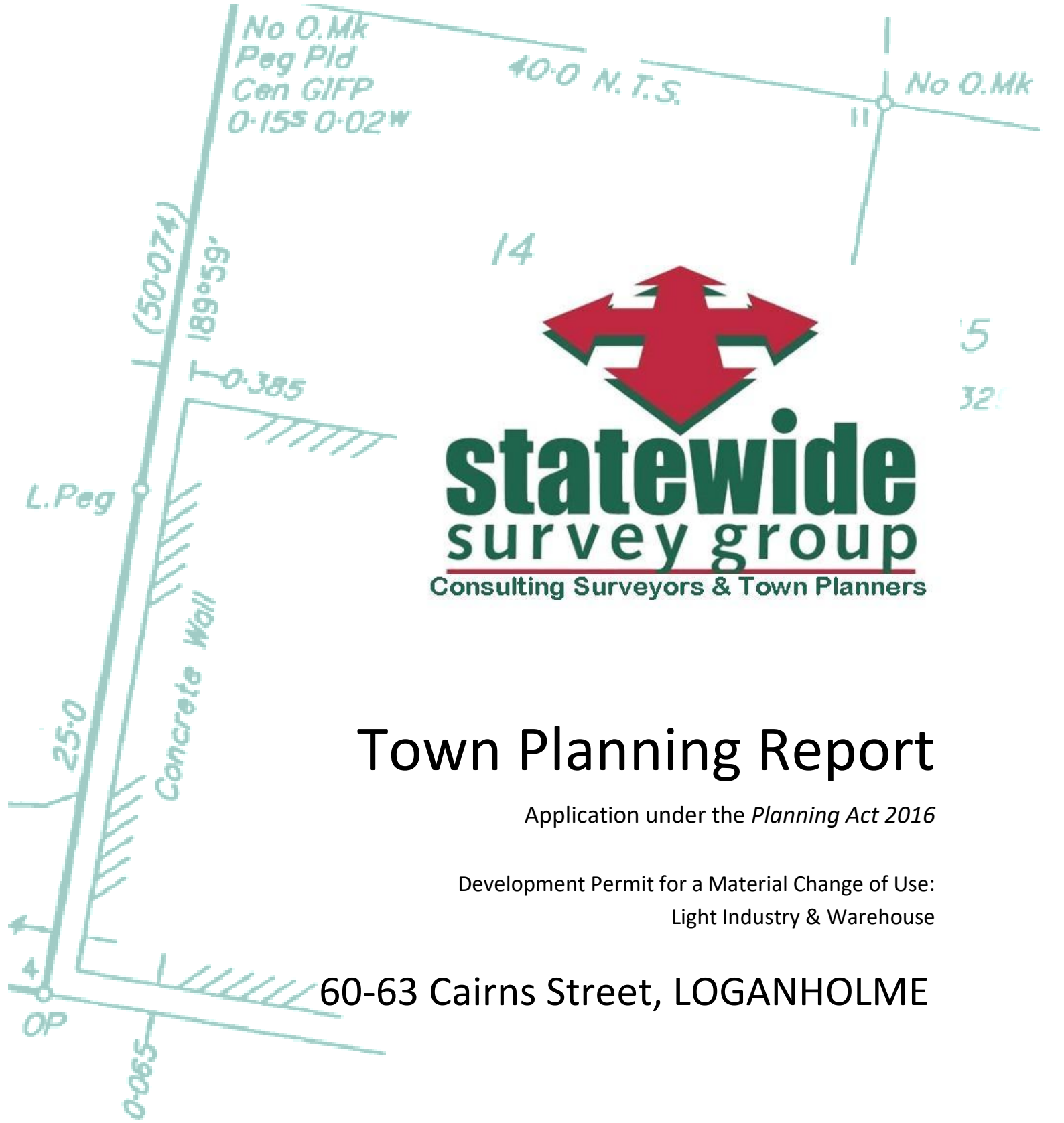


statewide survey group
Consulting Surveyors & Town Planners

Town Planning Report

Application under the *Planning Act 2016*

Development Permit for a Material Change of Use:
Light Industry & Warehouse

60-63 Cairns Street, LOGANHOLME

Unit 3-123 Link Rd, Victoria Point QLD 4165 **P** 1300 362 094 **E** info@statewidesurvey.com.au **W** www.statewidesurvey.com.au

EXECUTIVE SUMMARY

The planning report has been prepared for Willaton Properties Pty Ltd, the developer of the subject site, The propose of this report is to provide a Town Planning assessment seeking a Development Permit for a Material Change of Use (Light Industry and Warehouse) located at 60-63 Cairns Street, Loganholme properly described as Lot 121 & 130 on SP320462. The main purpose of this application is to reactivate the previous MCU approval (Council reference: MCUI/20/2014 and to incorporate minor internal layout arrangements.

APPLICATION DETAILS

PROPOSAL:	MCU: Light Industry and Warehouse
APPROVAL TYPE:	Development Permit
LEVEL OF ASSESSMENT:	Impact Assessment
REFERRAL AGENCIES:	N/A

SITE DETAILS

ADDRESS:	60-63 Cairns Street, Loganholme
LOT ON PLAN:	Lot 121 & 130 on SP320462
Developer:	Willaton Properties Pty Ltd
APPLICANT:	Willaton Properties Pty Ltd C/- Statewide Survey Group
SITE AREA:	8.6 ha
ZONING:	Mixed Use - Industry

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THE SITE AND SURROUNDS



Figure 1 - Subject Site: Lot 121 & 130 on SP320462 (NearMap.com, 2026)

The subject site is located at 60-63 Cairns Street, Loganholme formally described as Lot 121 & 130 on SP320462 and maintains a total site area of 8.6ha and frontage opening onto the cairns street. The subject site has a significant are of vegetation located on the eastern part of the site and other ecological and landscaping elements throughout the site. No further removal of landscaping elements is noted and all the ecological elements will be preserved into the future.

The site has a regular gradient sloping from the western boundary from the front to the eastern boundary. The access point to the site is via cairns street, with improvements already made to formalise the access to the site.

Within the broader context, there are various developments similar to the light impact industry a mixed use industrial uses are noted

SITE HISTORY

A review of Councils PD Online records has identified that the site has an existing MCU development approval (MCUI/20/2014) for a Material Change of Use (light industry and warehouse); There is also an operational works noted (OW/17/2020) which is currently active.

THE PROPOSAL

DEVELOPMENT SUMMARY

The development proposal retains all the elements and building footprint from the proposal approved in the original MCUI/20/2014. In relation to the revised building design, the new proposed plan have retained the same approved building envelope and footprint as per the original development approval. The proposed amendments are limited to internal reconfiguration only, whereby the layout has been redesigned to accommodate an increased number of dwelling units within the existing approved footprint. The number of buildings are changed from 2 sizable units to 4 smaller size buildings in Lot A to provision improved internal use within itself. Other warehouses are oriented within Lot B where 2 large warehouse buildings are proposed.

There are no changes to the external building dimensions, site coverage, building location, setbacks, or the overall development footprint that was previously approved.

BUILT FORM AND LOT LAYOUT

The revised design does not result in any increase to the approved building envelope or impact the external presentation of the development beyond what has already been approved.

The subject site is intended to retain all the approved engineering design and no further amendments the services are required to incorporate the amended design. As previously noted, the access, use and building footprint of the overall layout will stay same and the only changes noted is within the internal layout. Please refer to the appendix A for more detailed information.

The main purpose of the new application is to revive the existing MCU approval MCUI/20/2014 and incorporate the new proposal plan to implement the amended layout.

No further amendments to the existing conditions are requested as a part of the application request.

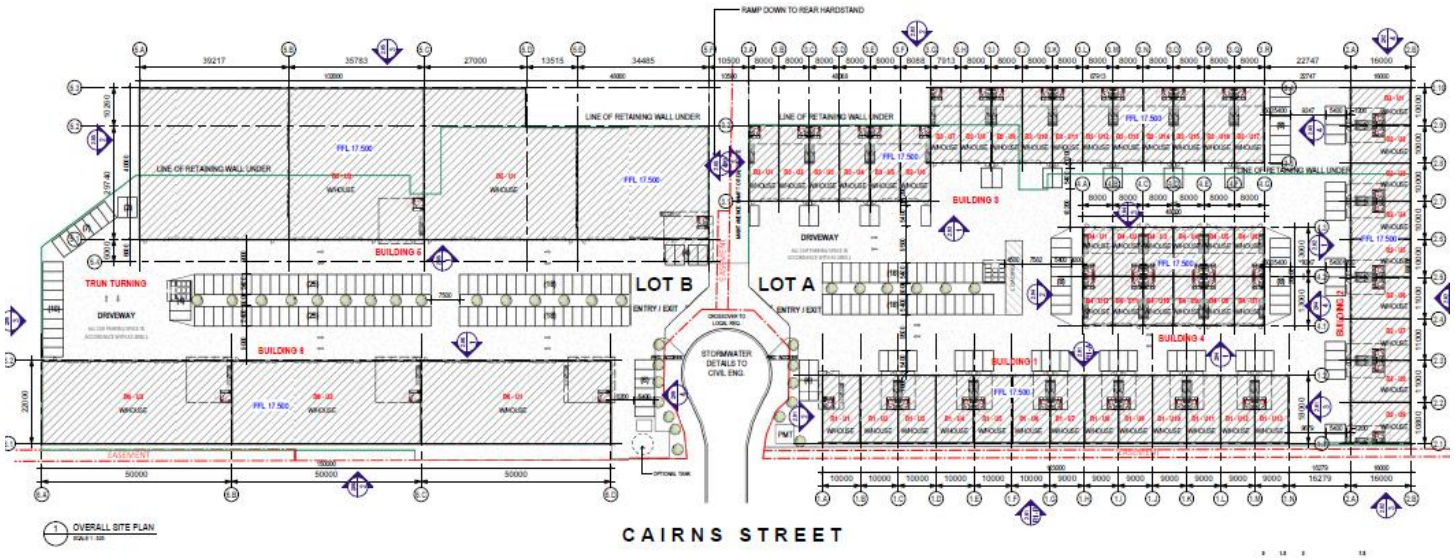


Figure 2 - Subject Site: Building footprint of proposed 5 buildings

CURRENT SITE SITUATION

The roadworks has now been completed in accordance with the approved OP works . Retaining wall construction is approximately 70% complete, with the remaining sections currently being progressed. All required erosion and sediment control measures, including silt fencing and associated environmental controls, have been installed and are being maintained in accordance with council requirements and site management plans.

ASSESSMENT FRAMEWORK

PLANNING ACT 2016 AND PLANING REGULATION 2017

This section provides an overview of the legislative context and requirements of the application under the provisions of *The Act* and under related legislation. This development application is made under *Section 51* of T*he Act* and is defined as Assessable Development under s44(3) of *The Act.*

Logan City Council is the Assessment Manager for this development application.

The proposed development is subject to *Schedule 12A* of the *Planning Regulation 2017* to support higher design standards for subdivisions to facilitate walkable neighbourhoods. The proposal has been assessed against the relevant benchmarks below:

SCHEDULE 12A, PART 2	
ASSESSMENT BENCHMARK	**APPLICANTS COMMENTS**
(1) CONNECTIVITY	New roads shown on Appendix A maintain a cul-de-sacs access point for the proposed use. All roads integrate with the surrounding transport networks.
(2) MAXIMUM LENGTH OF PARTICILAR BLOCKS	The proposed development does not include any frontages or lot widths 250m or larger.
(3) STREET TREES	No street trees are required.
(4) FOOTPATHS	No footpath are required.
(5) PARKS AND OTHER AREAS OF OPEN SPACE	The proposed development does not trigger requirement for park; However the existing ecological element will be retained.

STATE PLANNING POLICY AND SOUTH-EAST QUEENSLAND REGIONAL PLAN (SHAPING SEQ)

The Minister has identified that the State Planning Policy is integrated in the planning scheme and that all State interests are appropriately addressed within the *Planning Scheme*.

The site is located within the Urban Footprint of the *Southeast Queensland Regional Plan 2017 (Shaping SEQ)*. Therefore, the site is able to develop Industrial use, specifically the strategic framework, which appropriately advances the *Southeast Queensland Regional Plan 2017,* as it applies in the planning scheme area.

TEMPORARY STATE PLANNING POLICY AND LOCAL PLANNING INSTRUMENT

The proposed development is not affected by a temporary planning policy or instrument.

REFERRAL AGENCIES

The following DAMS overlays are relevant to the subject site:

- SEQ Regional Plan land Use Categories (Urban Footprint)
- Coastal area – medium and high storm tide inundation area
- Water Resource Planning Area Boundaries
- Regulated Vegetation Management Map (Category X)
- Core koala habitat area

Under *Schedule 10* of the *Planning Regulation 2017*, the development application does not trigger SARA referral.

LOGAN CITY COUNCIL PLANING SCHEME 2015
LEVEL OF ASSESSMENT

The table of development and assessment (Table 5.5.10 – Material Change of Use) for the *Mixed Use Zone and Environmental Management* states that a Light Industry and Warehouse Use is Impact Assessable against the *Planning Scheme*.

The site is located in Mixed Use and Light Industry and warehouse use are considered as 'code assessable' however the site I also zoned under Environmental Management and the Light Industry use triggers impact assessment.

Accordingly, this development application is to be assessed under *Section 45(5)* of *The Act.*

PUBLIC NOTIFICATION

As identified in the above section, the application is Impact Assessable and requires formal public notification in accordance with *Section 53* of T*he Act.*

APPLICABLE CODES

As mentioned, the proposal is Impact Assessable within the *Environmental Management*. The codes specified as being relevant to this proposal are:

- *Locality and Zone Codes – Mixed Use Zone code; And Environmental Management and Conservation*
- *Overlay Codes;*
- *Services, Works and Infrastructure code; and*
- *Bushfire Hazard Overlay code.*

Compliance Statement in response to the Applicable Codes

Mixed Use Zone Code:

1. The development proposal has been designed with the building features having a mixture of façade treatments including smooth rendering with a painted finish, colourbond wall cladding and laminated panel cladding and laminated panel cladding.
2. The built form is not bulky as the buildings are proposed separate buildings scattered within the overall footprint.
3. The height of the building is maximum to 7.5 m and roof ranging to 9.5 m height at some interval.
4. Landscaping is provided at regular intervals within frontage and car parking areas.
5. HRV manoeuvre areas are being provided internally.
6. Impacts to the adjoining buildings are minimised by providing required side setbacks.
7. The site layout design contributes positively to the streetscape with the proposed industrial building not dominating views from the street. The elevation also considers the environmentally sensitive section of the land and promotes views.
8. The eastern part of the site is affected by flooding, therefore no future development to that area proposed. The design preserves the environmental and hazard impacts while keeping the values intact.
9. The development proposal accords with the outcomes based on the industrial nature of the proposed uses.
10. The development proposal is for the establishment of light industry and warehouse uses, with the following notable features- The development has a strong presence on the streetscape, with clearly defined access arrangements and buildings that integrate with the street;
11. The proposed uses generate a high level of workforce employment with the ability to support surrounding industrial precinct.
12. The design accommodates integration with the adjoining premises, 60 Cairns street;
13. Parking and manoeuvring areas are concealed from the frontage views.
14. The form of the buildings is consistent with that expected in a mixed industry and business area, with buildings dominating the site and surrounding environmental areas being protected

Environmental Management and Conservation Zone Code:

1. The development proposal encroaches partially within the environmental management zone. The proposal does not involve any removal of trees as the building footprint are is located in a cleared vacant area.
2. All ecological values of the site is proposed to remain and preserved.
3. No building envelope is proposed or required, as the proposed building is located within the vacant area where no tree clearance is required and the proposed development only occupies approx. 20% of the overall lot area.
4. All ecological values of the site will be maintained and the development will retain 80% of the site remaining in its natural state.

Overall, the proposal is compliant with the provision of the Mixed Use Zone Code and Environmental Management and Conservation Zone Code. The development is able to achieve the overall outcomes of the zone code due to below reasonings:

- No trees are to the removed as part of the proposal;
- The development is being located in a cleared, and vacant area;
- The zoning of the property is based on flooding of the site which is based on a historic defined flood event; and
- The ecological values of the site are to be maintained and enhanced into the future based on the eastern part of the site being preserved from the development impacts.

Overlay Codes

Acid Sulfate Soils code:

An acid sulphate Soils investigation has been undertaken recently which provides detailed assessment outcomes for the soil tests, please review Appendix X for more information. The proposal complies with the overall outcomes of the overlay codes as no excavation or filling below 5m AHD will occur thereby avoiding the exposure of acid sulfate soils.

Vegetation Management Area code:

The development footprint is focused on the north – western corner of the premises, which does not contain any vegetation. The vegetation within the remainder lot is to be retained into the future. The proposal complies with the overall outcomes of the Environmental Management Area Code as no vegetation is proposed to the removed, therefore preserving the natural, wetland and koala values of the site.

Bushfire Hazard code:

The development site is partially mapped with medium, high and potential impact for bushfire hazard. Although the overall site is mapped with various bushfire overlay, the development footprint is not mapped with any council overlays and it is considered that the proposed use will have no impacts due to the bushfire concerns.

Flood Risk Area code:

The development site is partially mapped with low and high flood overlay. The area of works of the proposed development is located outside of the high flow area traversing the eastern portion of the subject site identified on flood hazard overlay map. Please refer to the Appendix X for more information and detailed assessment response to the overlay code.

Wetland and Waterway Area code:

The proposed development is designed to not interfere with the identified sensitive areas as per the overlay mapping. The construction and operational works of the development will be undertaken in a manner which is sensitive to these areas. The impacts of this area code are already implemented and addressed within the operational works approval.

Works Codes

Parking code:

The 'light industry and warehouse' component of the development proposal requires vehicle spaces (1/199 sqm).The total parking area are calculated as per below

Requirements (area)	Provided
Lot A: 9840.8 sqm (51 UNITS)	121 parking is provided, where required number of disabled parking is allocated along with loading zone
Lot B: 9538.1 sqm (5 UNITS)	117 parking is provided, where required number of disabled parking is allocated along with loading zone

Please refer to the area allocation table in Appendix A

Landscape code:

The development proposal has been designed to accommodate areas of landscaping throughout the site generally in accordance with the *Logan City Council Landscape Manual*. The proposal provides for landscaping along the frontage and entrance to the site making it a well visual impacts to the site entrance. Additionally, the provision of landscaping area throughout the site is calculated at 287 sqm which is 3.2% of the proposed area.

Earthworks code:

The development proposal has been designed to minimise the extent of earthworks across the site, and the earthworks associated with the development will involve excavating the site. The internal site works has been estimated from the approved surface levels detailed within the approved plans in OW/176/2020. Please refer to the approved Bulk Earthworks Layout plan for more details.

Infrastructure code:

The development proposal is located in close to all required services and all the services are addressed as the part of operational works approval (OW/176/2020).

CONCLUSION

This proposed request for development supports the outcomes of lapsed Material Change of Use approval MCUI/20/2014 which was achieved over the site for use of 'light industry and warehouse'. In addition to the request to review the lapsed application, the approval also provides comments a=to achieve compliance with the minor amendments within the proposal plan and inclusion of internal units within Lot B. The engineering compliance reports and soil tests are updated and attached to this email to provide compliance with the updated *Logan City Planning Scheme 2015*, while keeping the existing building footprint and use intact.

Therefore, the application warrants approval and the issue of a Development Permit subject to reasonable and relevant conditions.

Unit 3-123 Link Rd, Victoria Point QLD 4165 **P** 1300 362 094 **E** info@statewidesurvey.com.au **W** www.statewidesurvey.com.au

APPENDICES

Appendix A – Architectural plan

Appendix B – Engineering Plans

Appendix C – Engineering Report

Appendix D – Stormwater Management Plan

Appendix E – Flood Assessment Report

Appendix F – Soil Test Analysis

Appendix G – Retaining Wall Plan

Appendix H – DA Form 1

Appendix I – Landowner Consent Letter

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