



ALTITUDE

TOWN PLANNING

PLANNING ASSESSMENT REPORT
25 ADELE CRESCENT, BAHRS SCRUB
RECONFIGURING A LOT (1 INTO 2 LOTS & ACCESS EASEMENT)
14 August 2026

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1. INTRODUCTION

This Planning Report has been prepared on behalf of Gary & Lesley Barnsley (the applicant) in support of a development application for the Reconfiguring of a Lot (1 Lot into 2 Lots & access easement) over land at 25 Adele Crescent, Bahrs Scrub, formally described as Lot 26 on RP169807.

The proposed development involves the subdivision of the existing 31,736 m² allotment to create one (1) additional residential allotment fronting Adele Crescent, with a nominated 1,236 m² building envelope on proposed Lot 1. The existing dwelling and ancillary structures are to be retained on proposed Lot 2. On-site sewage treatment is proposed for both lots, with reticulated water supply available to the site frontage.

The subject site is located within the Emerging Community zone of the Logan Planning Scheme 2015 and falls within the Bahrs Scrub Local Development Area Plan (LDAP). The Bahrs Scrub LDAP designates the western portion of the site as future Suburban-Small lot precinct (15-20 dwellings per hectare) and the balance as Constrained Land within Special Management Area 2 (SMA 2 - Terrestrial Wildlife Link).

Pursuant to the Tables of Assessment of the Logan Planning Scheme 2015 (version 9.2 with TLPI No.1/2024) (the planning scheme), reconfiguring a lot in the Emerging community zone is impact assessable where any proposed lot is less than 20 hectares in area. The proposal is therefore subject to impact assessment against the planning scheme as a whole.

This Planning Report details, and provides an assessment of, the proposed development against the applicable regulatory instruments including the Planning Act 2016, the Planning Regulation 2017 and the Logan Planning Scheme 2015. The development, as proposed, is considered an appropriate and site-responsive subdivision outcome that responds to the physical and environmental constraints of the site, and Council's favorable determination is sought.

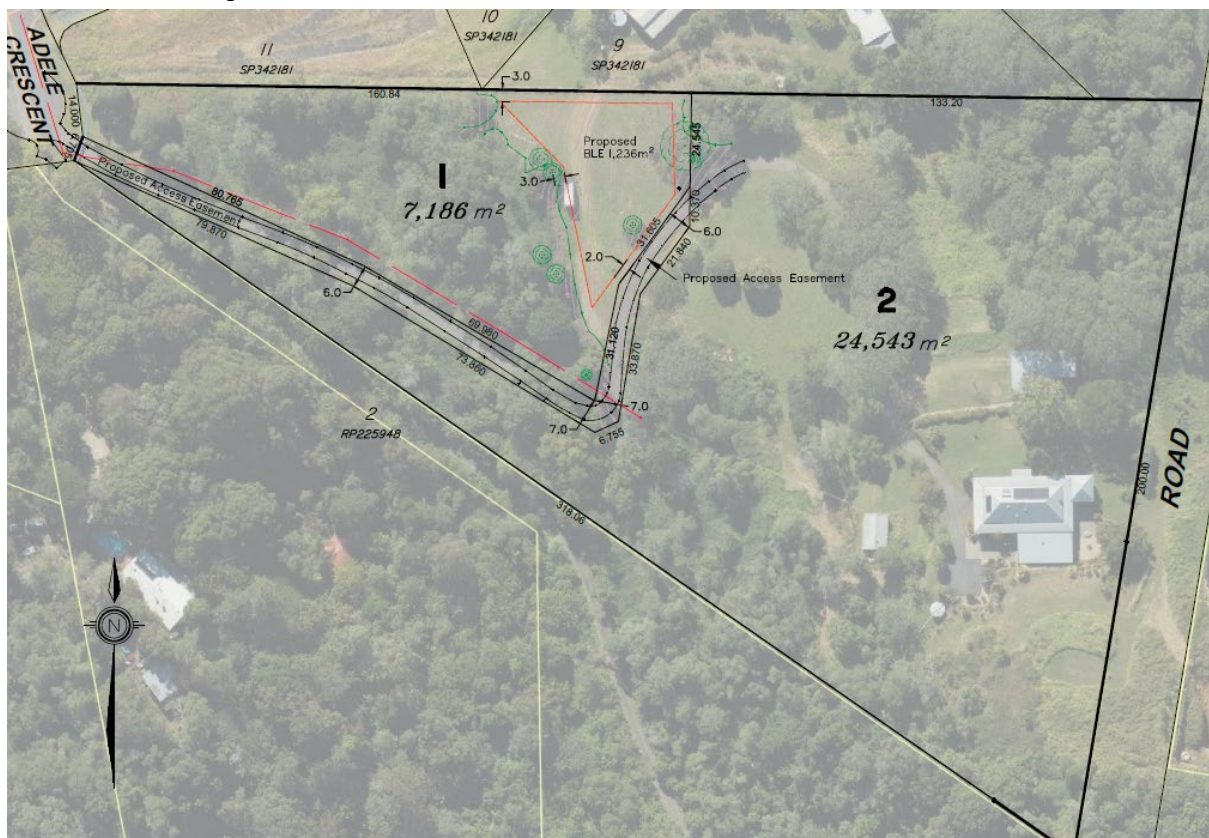


Figure 1 – Proposed subdivision plan extract (Source: Appendix A)



2. DEVELOPMENT STATISTICS

A summary of the development is provided below:

Table 1: Development Statistics

ASPECT	RESPONSE
ADDRESS:	25 Adele Crescent, Bahrs Scrub QLD 4207
LOT/PLAN:	Lot 26 on RP169807
SITE AREA:	31,736 m ²
LAND OWNER:	Lesley Barnsley Gary Barnsley
APPLICANT:	Gary & Lesley Barnsley C/- Altitude Town Planning Level 1, 24 Bay Street SOUTHPORT QLD 4215
ZONE:	Emerging community zone (Bahrs Scrub Local Development Area Plan – part Suburban-Small lot precinct and part Constrained Land / Special Management Area 2)
OVERLAYS:	Biodiversity areas overlay (Primary and Secondary vegetation management areas; Vine Forest; Matters of Local Environmental Significance; Matters of Both State and Local Environmental Significance) Bushfire hazard overlay (Medium and High bushfire hazard areas; Potential impact buffer) Landslide hazard and Steep slope overlay (Historical landslide area; 15% or greater slope hazard) Residential area overlay (information only)
LEVEL OF ASSESSMENT:	Impact Assessable
LAND USE:	Not Applicable (Reconfiguring a Lot only)
DA APPLICATION:	Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots & access easement).
PLANNING SCHEME	Logan Planning Scheme 2015 (version 9.2)
REFERRAL AGENCY:	None Identified
ADVCE AGENCY:	None Identified



3. SITE AND ENVIRONMENT

3.1 Site Location and Setting

The subject site is located on the eastern side of Adele Crescent within the locality of Bahrs Scrub, approximately 2.5 kilometres west of Beenleigh and within the south-eastern part of the Logan local government area. Adele Crescent is a no-through cul-de-sac that loops off Bahrs Scrub Road, and the locality is characterised by large rural-residential allotments interspersed with vegetated remnant areas.

The subject site is comprised of one (1) land parcel formally described as Lot 26 on RP169807, having an area of 31,736 m² and a total frontage to Adele Crescent of approximately 20.7 metres. The site is broadly rectangular and slopes downward from the western road frontage towards the east. An existing dwelling house and associated outbuildings are located in the central-eastern portion of the site, accessed via an existing constructed driveway. The balance of the site is predominantly vegetated, with established trees comprising both remnant and regrowth vegetation.

The locational setting of the subject site is illustrated in Figure 2 below.

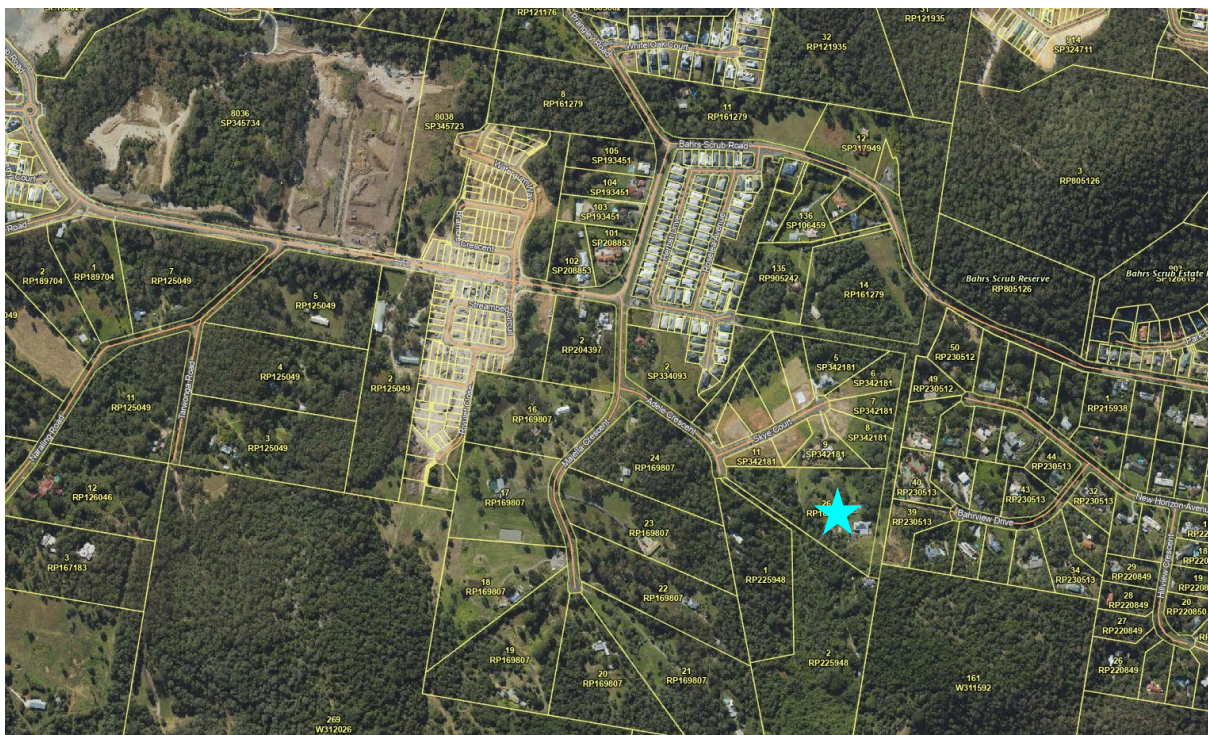


Figure 2 – Subject site locational setting (Source: QLDGlobe)

Adjacent to the subject site at each boundary are the following uses:

- **North:** large rural-residential allotments, predominantly vegetated, with detached dwellings;
- **East:** vegetated rural-residential allotments forming part of the broader Bahrs Hill / Clarkes Hill terrestrial wildlife link;
- **South:** established detached dwelling on a large rural-residential allotment; and
- **West:** across Adele Crescent, vegetated rural-residential allotments accessed off Adele Crescent and Bahrs Scrub Road.

The site is identified within the Bahrs Scrub Local Development Area Plan and is subject to the planning controls of that LDAP, including the Suburban-Small lot precinct (over the western portion of the site) and Special Management Area 2 – Constrained Land (over the eastern portion).



4. PROPOSED DEVELOPMENT

The proposed development involves the Reconfiguring of a Lot (1 Lot into 2 Lots & access easement) on the subject site.

4.1 Description of Proposal

The proposed development seeks to subdivide the existing allotment to create one (1) additional residential lot. More specifically, the proposed development comprises:

- Proposed Lot 1: 7,186 m² with a frontage width of 14 metres to Adele Crescent. A 1,236m² indicative building envelope is nominated on Lot 1 to ensure that any future dwelling, on-site effluent disposal area and associated earthworks are sited so as to avoid encroachment into mapped Vine Forest, Terrestrial Wildlife Link and steep slope areas;
- Proposed Lot 2: 24,543m² with a frontage width of 6.7 metres to Adele Crescent. The existing dwelling house and ancillary outbuildings are to be retained on proposed Lot 2, accessed via the existing driveway.
- An access easement in favour of proposed Lot 1 is proposed over the existing driveway alignment within Lot 2 where required. This easement is proposed over the existing well established bitumen driveway on the site that already services the dwelling on proposed Lot 2;
- Potable on-site water supply will be provided to both lots, with new water tanks proposed on Lot 1 and the existing tanks to be retained on proposed Lot 2;
- On-site domestic effluent treatment and disposal is proposed to each lot, designed in accordance with AS/NZS 1547 and Logan City Council's Plumbing and Drainage requirements; and
- Stormwater is to be managed in accordance with Section 3.6 of Planning Scheme Policy 5 – Infrastructure, with discharge to the lawful point of discharge consistent with the existing site drainage regime.
- Minimal earthworks and related vegetation removal is proposed. No new works are proposed in Lot 2 at all. All existing mapped vine forest communities and terrestrial link are retained and no works/removal within either are proposed.

4.2 Key Development Aspects

In relation to key aspects of the proposed development, these are summarised as follows below:

Table 2: Development Aspects

ASPECT	RESPONSE
NUMBER OF LOTS:	2 Lots (1 additional lot)
PROPOSED LOT 1 AREA:	7,186m ²
PROPOSED LOT 1 FRONTAGE:	14 metres to Adele Crescent
PROPOSED LOT 1 BUILDING ENVELOPE:	1,236m ²
PROPOSED LOT 2 AREA:	24,543m ²
PROPOSED LOT 2 FRONTAGE:	6.7 metres to Adele Crescent (rear lot configuration)
EXISTING DWELLING:	Retained on proposed Lot 2
WATER SUPPLY:	On-site water tanks to be retained and/or provided
SEWERAGE:	On-site treatment and disposal on each lot
ACCESS:	Existing driveway from Adele Crescent retained for Lot 2; new access easement and/or driveway for Lot 1
DENSITY (TOTAL SITE):	0.63 dwellings per hectare

4.3 Specialist and Technical Reporting

The following technical plans and reports have been submitted in support of this proposed development application:

Table 3: Specialist Reports



ITEM	CONSULTANT
PROPOSAL PLANS (APPENDIX A)	Leading Surveys
CIVIL ENGINEERING TECHNICAL MEMORANDUM (APPENDIX B)	Burchills Engineering Solutions
ECOLOGICAL SITE ASSESSMENT (APPENDIX C)	Urban Eco
CODES ASSESSMENT (APPENDIX D)	Altitude Town Planning



5. PLANNING CONSIDERATIONS

The following section outlines the relevant assessment benchmarks in relation to the proposed development on the subject site.

5.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') and its subordinate legislation is the statutory framework for decision making in relation to land use and development in Queensland.

This development application is made under the auspices of the Planning Act and is to be assessed using the provisions for **impact assessment** contained in Section 45(3) of the planning Act.

5.1.1 Code Assessment

Section 45(5) of the Planning Act states:

*A **impact assessment** is an assessment that must be carried out—*

- (a) against the assessment benchmarks in a categorising instrument for the development; and*
- (b) having regard to any matters prescribed by regulation for this subparagraph; and*
- (c) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

An impact assessable application must therefore be assessed against the planning scheme as a whole, including the Strategic Framework, the applicable zone code, applicable overlay codes, and any other applicable code in the planning scheme. The assessment may also have regard to any other relevant matter (other than a person's personal circumstances) under Section 45(5)(b).

The proposed development has been assessed having regard to the planning scheme as a whole, with the key assessment outcomes summarised in the balance of this Report and supporting appendices.

5.2 Planning Regulation 2017

The purpose of the Planning Regulation is to prescribe instruments and address matters provided for under the Planning Act and provide the mechanics for the operation and implementation of the Planning Act.

5.2.1 Schedules 9 & 10

Schedules 9 and 10 of the Planning Regulation sets out all referral agencies and their jurisdictions. The State Assessment and Referral Agency (SARA) is responsible for carrying out this function and uses criteria from the State Development Assessment Provisions (SDAP) to assess and decide matters of State interest.

The Planning Regulation has been reviewed in the context of this development application and the following is confirmed:

- The proposal is not an assessable development pursuant to Schedule 9.
- The proposed is not an assessable development pursuant to Schedule 10.

Accordingly, no SARA referral trigger has been identified for the proposed development.

5.3 State Planning Instruments

5.3.1 South East Queensland Regional Plan 2017 (Shaping SEQ)

ShapingSEQ provides the framework for managing growth, change, land use and development in the SEQ Region to the year 2041. As illustrated in Figure 4 below the site is located within Urban Footprint defined by ShapingSEQ. Land within the urban footprint is considered generally suitable for urban development subject to consideration of State and local planning constraints and assessment matters. The proposal has been assessed against the assessment benchmarks in the regional plan and complies, namely due to the fact the proposed use is an urban use intended to be undertaken within the Urban Footprint designated area.



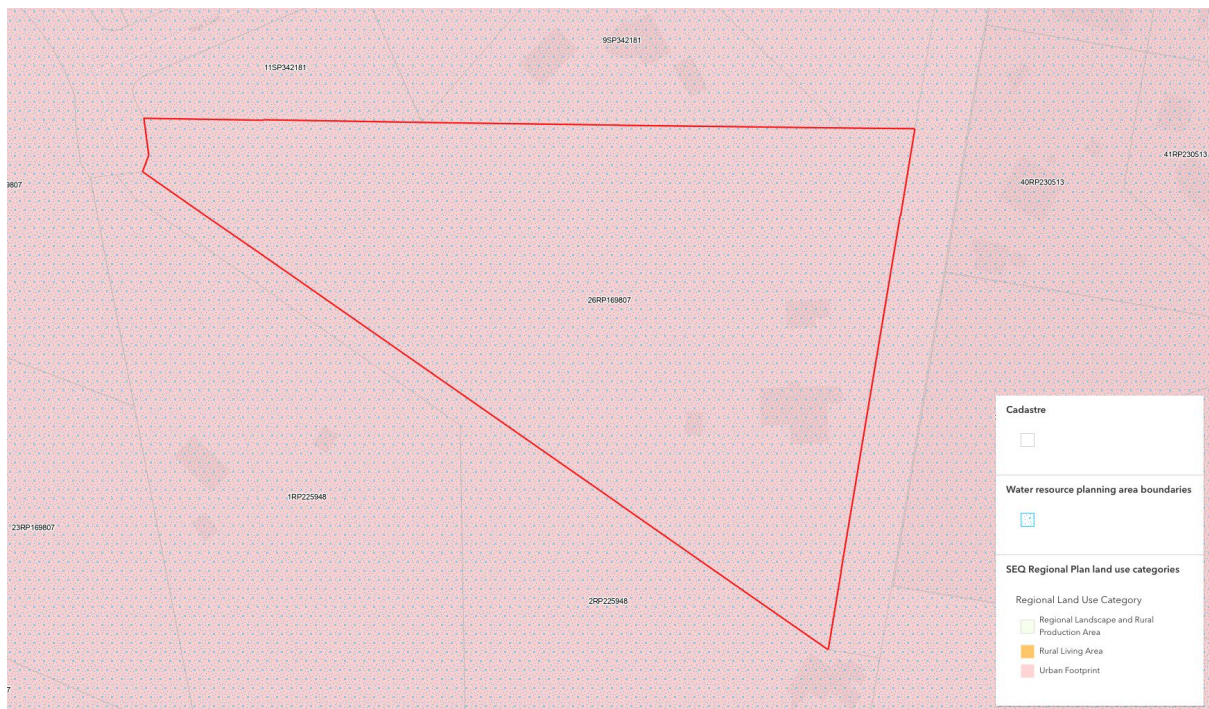


Figure 3 - SARA DA Mapping – SEQRP (Source: DAMS mapping))

5.4 State Planning Policy 2017

The single SPP defines the Queensland Government’s policies about matters of state interest in regards to land use planning and development. Furthermore, it provides guidelines for the preparation of local planning instruments and the assessment of associated development applications.

The Logan Planning Scheme 2015 notes that all relevant state planning policies (2014) are integrated into the planning scheme and as such no further discussion in relation to this Policy is required in this particular instance. Additionally, any modified State provisions within the current 2017 State policies are not relevant to the subject site.

5.5 Local Planning Instruments

The relevant local planning instrument for the Logan Planning Scheme 2015 (version 9.2 with TLPI No. 1/2023) (planning scheme). This version came into effect on the 1st July 2025. Discussion against the relevant aspect and an assessment against the relevant assessment benchmarks of the planning scheme is as outlined below.

5.5.1 Strategic Framework Assessment

As an impact assessable application, the proposed development must demonstrate compliance with the Strategic Framework of the Logan Planning Scheme 2015. The Strategic Framework outlines the policy direction of the planning scheme through eleven (11) themes:

- settlement pattern;
- residential;
- centres;
- employment;
- community;
- rural;
- natural environment;
- natural hazards;
- design, place making and amenity;
- transport; and
- infrastructure.

Of the eleven themes, the Settlement pattern, Residential, Natural environment, Natural hazards and Infrastructure themes are considered directly relevant to the proposed reconfiguring of a lot. An assessment by exception/relevance against these themes is provided in the following table.

Table 4: Strategic Framework – Targeted Assessment

THEME / ELEMENT	DEVELOPMENT RESPONSE
Settlement Pattern – Future urban area (s.3.3.3.1)	The site is identified within the Bahrs Scrub LDAP as future Suburban-Small lot precinct (over the western portion) and Constrained Land / SMA 2 (over the eastern portion). The proposed configuration places the new residential lot within the Suburban-Small lot precinct portion of the site, with the building envelope sited so as to avoid SMA 2 and the mapped Terrestrial Wildlife Link to the maximum practical extent. The proposal is consistent with the structural intent of the LDAP.
Settlement Pattern – Density (s.3.4.3)	The proposal delivers a density of approximately 2.35 ED/ha across the LDAP-designated Suburban-Small lot precinct portion of the site. While this is below the 15-20 ED/ha range envisaged by the precinct, the underdevelopment is a direct response to the physical and environmental constraints of the site (Vine Forest, Terrestrial Wildlife Link, steep slope, non-serviceable water supply area). Relevant matters are detailed in Section 6 of this Report to support this outcome.
Residential – Rural residential (s.3.4.5.1(1)(b))	Specific Outcome 3.4.5.1(1)(b)(i) provides for rural residential subdivision within the Urban Footprint where the premises is subject to physical constraints that limit more intensive development. The subject site is constrained by steep slope, on-site servicing limitations, and Locally Significant Vine Forest. The proposed two (2) lot subdivision responds to these constraints and is consistent with the Residential theme.
Natural Environment – Biodiversity (s.3.9.2.1)	The site is mapped as Locally Significant Vine Forest and is identified within the LDAP-nominated Terrestrial Wildlife Link. The proposed building envelope on Lot 1 has been deliberately located within the Suburban-Small lot precinct portion of the site, outside of the SMA 2 area, in order to avoid encroachment into Vine Forest and the Terrestrial Wildlife Link. A detailed Ecological Assessment will be provided to ground-truth the Vine Forest mapping, confirm the extent of Locally Significant Vegetation, and identify any avoidance, mitigation or offset measures required to comply with PO5 of the Biodiversity areas overlay code. The proposal does not increase the number of lots within SMA 2 (the existing dwelling already occupies that area) and is therefore considered consistent with the intent of SMA 2 in respect of the Terrestrial Wildlife Link, subject to the findings of the Ecological Assessment.
Natural Hazards – Bushfire and Landslide (s.3.10)	The site is mapped as containing Medium and High bushfire hazard areas and a potential impact buffer. Given the recent development and clearing undertaken to the north of the subject site (adjacent to the proposed new building envelope area), this mapped constraint is not considered likely to be as relevant in this particular instance. Notwithstanding, future bushfire risk management reporting for any future dwelling house construction (BAL report) can be undertaken to ensure that appropriate fire resilience and risk to people and/or property is provided for any such future dwelling to be constructed on proposed Lot 1.



Infrastructure – Design and sequencing (s.3.13.2.1)

The site is located outside of Council's Priority Infrastructure Area (PIA). Reticulated water supply are not available and as such on-site provision for both is proposed. This is similar to recent approved development outcomes on nearby sites and importantly will not require any new Council infrastructure to be extended to the site.

5.5.2 Bahrs Scrub Local Development Area Plan

The Bahrs Scrub LDAP is the master plan governing development within the Bahrs Scrub Local Development Area, including the subject site. The LDAP identifies the western portion of the site as future Suburban-Small lot precinct, with an envisaged density of 15 to 20 dwellings per hectare on lots up to 1,000 m². The eastern portion of the site is identified as Constrained Land within Special Management Area 2 (SMA 2) – Terrestrial Wildlife Link.

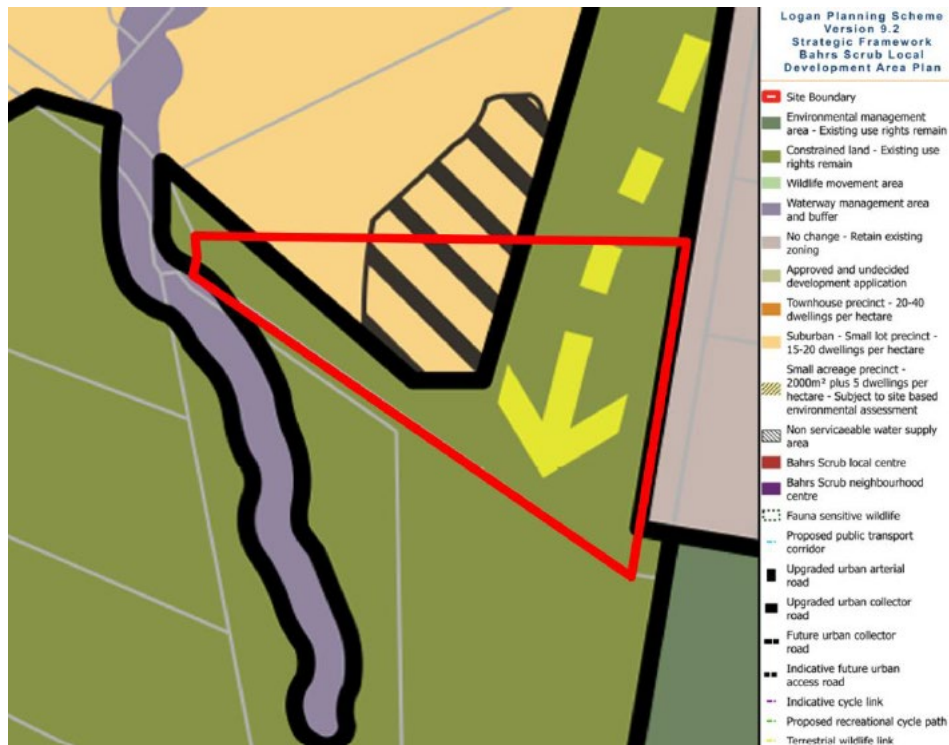


Figure 4 – Bahrs Scrub LDAP Precinct (emphasis added) (Source: Logan Planning Scheme 2015)

Section 7.2.3.2 of the LDAP states the intent of SMA 2 as follows:

“The intent of Special Management Area 2 (SMA 2) is to protect koala habitat, essential remnant vegetation habitat, vine forest and scenic amenity, whilst providing for limited residential development. SMA 2 should also help strengthen the existing terrestrial wildlife link between Bahrs Hill and Clarkes Hill.”

The proposed reconfiguring of a lot has been designed to respond to the LDAP precinct allocations as follows:

- the new residential lot (Lot 1) and its 1,236m² building envelope are located within the Suburban-Small lot precinct portion of the site;
- the existing dwelling on proposed Lot 2 occupies the same location as the existing dwelling on Lot 26 on RP169807, and the proposal does not increase the number of dwellings within the SMA 2 / Constrained Land portion of the site;
- no new earthworks or effluent disposal areas are proposed within the SMA 2 / Terrestrial Wildlife Link area; and
- the building envelope on Lot 1 is deliberately positioned to enable full retention of mapped Vine Forest and significant vegetation.

5.5.3 Land Use Zone



The subject site is located within the Emerging community zone of the planning scheme, with the Bahrs Scrub LDAP applying as the relevant local development area plan.

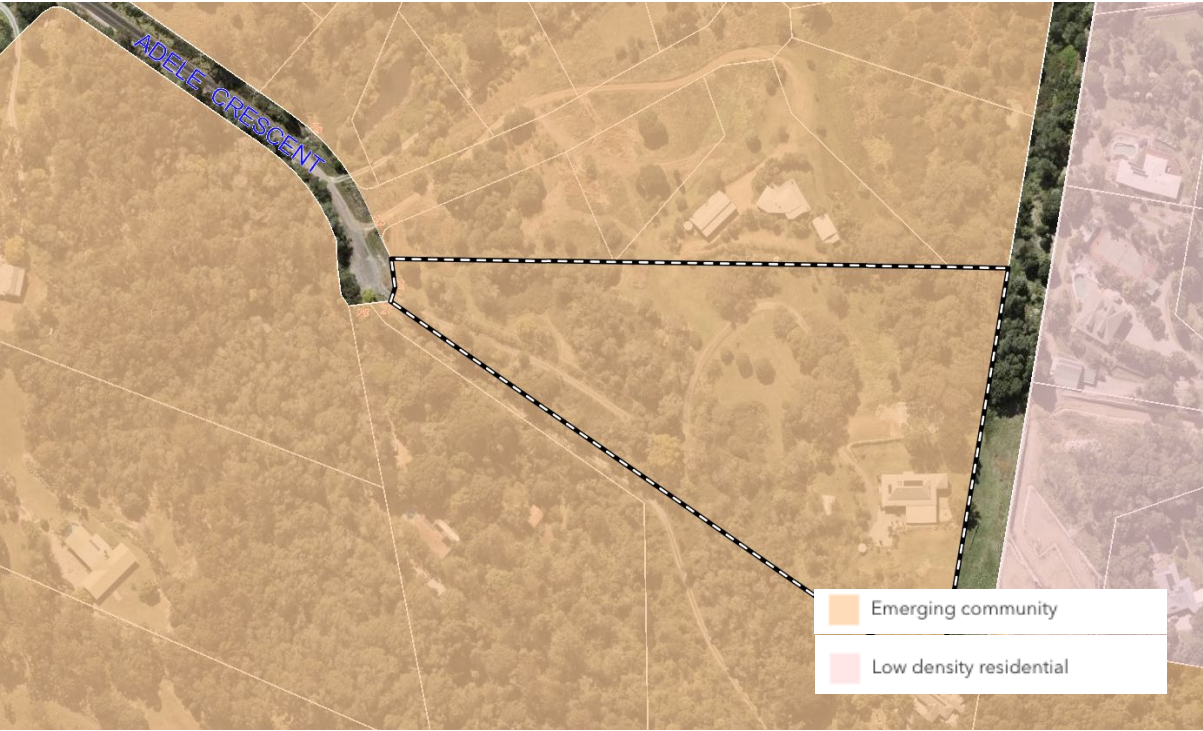


Figure 5 – Site Zone (Source: Logan Planning Scheme 2015)

5.5.4 Category of Assessment

Pursuant to Table 5.5.5.1 of the planning scheme, reconfiguring a lot in the Emerging community zone is code assessable where all proposed lots are 20 hectares or greater in area, and is impact assessable in all other circumstances. The proposed lot sizes (7,186m² and 24,543m²) are below 20 hectares and the application is accordingly **impact assessable**.

5.5.5 Overlay Assessment

Discussion against the relevant mapped overlays of the planning scheme against the proposed development on the subject site is summarised in the following table.

Table 5: Overlay Assessment

OVERLAY	COMMENTARY
	<u>Biodiversity areas overlay</u> The subject site is mapped extensively for Primary and Secondary vegetation management areas, Locally Significant Vine Forest, and Matters of Both State and Local Environmental Significance. The proposed building envelope on Lot 1 is located within the Suburban-Small lot precinct portion of the site, with the intent of avoiding encroachment into mapped Vine Forest. A Detailed Ecological Site Assessment has been prepared to demonstrate compliance against this overlay code. Please refer to the Appendix C.



Bushfire hazard overlay

The subject site is mapped as containing Medium and High bushfire hazard areas and a Potential impact buffer. Assessment against this overlay code is relevant, please refer to Appendix D.



Landslide hazard and Steep slope overlay

The site is mapped within the Historical Landslide area and contains slopes of 15% or greater. Assessment against this overlay code is relevant, please refer to Appendix D.



Residential overlay

The subject site is mapped as being within the Residential area overlay. This overlay is for information purposes only and there is no corresponding overlay code.

5.5.6 Assessment Benchmarks

As this application is impact assessable, it must be assessed against the planning scheme as a whole. The following codes are identified as the principal assessment benchmarks for this development application:

Table 6: Assessment Benchmarks

STRATEGIC FRAMEWORK	ZONE CODE	OVERLAY CODES	OTHER DEVELOPMENT CODE
Part 3 – Strategic Framework (all eleven themes, with focus on Settlement pattern, Residential, Natural	Emerging community zone code (s.6.2.3)	Biodiversity areas overlay code Bushfire hazard overlay code	Reconfiguring a lot code (s.9.4.6) Filling and excavation code (s.9.4.2)



environment, Natural hazards and Infrastructure)		Landslide hazard and Steep slope overlay code	Infrastructure code (s.9.4.3) Servicing, access and parking code (s.9.4.7)
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A comprehensive assessment of the proposal against each of the codes identified above is provided in Appendix D – Codes Assessment, with the key performance outcomes and outcomes of assessment summarised in the sections below.

5.5.7 Zone Code Assessment

The purpose of the Emerging community zone code is to identify land that is intended for an urban purpose in the future and protect land that is identified for an urban purpose in the future from incompatible uses. The proposed development has been assessed against the Performance Outcomes of the Emerging community zone code, with the key outcomes summarised below.

Table 7: Zone Code Assessment Key Performance Outcomes Summary

Design	
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	AO8 No acceptable outcome provided.
Assessment	
Complies PO8 The Bahrs Scrub Local Plan (s.7.2.6 of the planning scheme) is the completed detailed land use and infrastructure planning for the site for the purposes of PO8. The proposed lot layout has been deliberately designed to align with the Bahrs Scrub LDAP precincts: proposed Lot 1 is wholly within the future Suburban-Small lot precinct portion of the site, and proposed Lot 2 consolidates the Constrained Land / SMA 2 – Terrestrial Wildlife Link portion within a single allotment with no further fragmentation. Although Table 9.4.6.3.2 prescribes a minimum lot size of 20 ha for the Emerging community zone (a transitional benchmark intended to discourage premature subdivision before detailed planning), in this instance detailed planning has been completed via the Bahrs Scrub LDAP and the proposed two-lot reconfiguring is a logical urban-transition outcome consistent with that planning.	

5.5.8 Overlay Codes Assessment

Discussion against the relevant Overlay codes assessment against the proposed development on the subject site is summarised in the following table.

Table 8: Overlay Codes Assessment

OVERLAY CODE	COMMENTARY
Biodiversity areas overlay code	<u>Complies</u> The purpose of the Biodiversity areas overlay code is to “protect and enhance the biodiversity values of land, including locally significant vegetation”. The proposed building envelope on Lot 1 has been deliberately located within the Suburban-Small lot precinct portion of the site to avoid encroachment into mapped Vine Forest and the Terrestrial Wildlife Link. A Detailed Ecological Site Assessment has been prepared to review the Vine Forest mapping and demonstrate compliance the overlay code. Please refer Appendix C.
Bushfire hazard overlay code	The purpose of the Bushfire hazard overlay code is to ensure that development protects people and premises from bushfire risk.



	A detailed assessment against this Overlay code has been and no major areas of inconsistency were identified. Please refer to Appendix D (codes assessment) for further information in relation to assessment of this application against this Overlay code.
Landslide hazard and Steep slope overlay code	The purpose of the Landslide hazard and Steep slope overlay code is to ensure development is suitable having regard to the landslide and steep slope conditions of the site. A detailed assessment against this Overlay code has been and no major areas of inconsistency were identified. Please refer to Appendix D (codes assessment) for further information in relation to assessment of this application against this Overlay code.

5.5.9 Other Development Codes Assessment

Discussion against the relevant Other development codes assessment against the proposed development on the subject site is summarised in the following table.

Table 8: Other Development Codes Assessment

OTHER DEVELOPMENT CODE	COMMENTARY
Filling and excavation code	<u>Complies</u> The purpose of the Filling and excavation code is to “<i>protect premises, people and natural processes from adverse impacts associated with filling or excavation</i>”. A detailed assessment against this Other development code has been and no major areas of inconsistency were identified. Please refer to Appendix D (codes assessment) for further information in relation to assessment of this application against this Other development code.
Infrastructure code	<u>Complies</u> The purpose of the Infrastructure code is to “<i>ensure that infrastructure is provided to service development</i>”. A detailed assessment against this Other development code and no major areas of inconsistency were identified. A detailed assessment against this Other development code has been and no major areas of inconsistency were identified. Please refer to Appendix D (codes assessment) for further information in relation to assessment of this application against this Other development code.
Servicing, access and parking code	<u>Complies</u> The purpose of the Service, access and parking code is to “<i>ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing</i>”. A detailed assessment against this Other development code has been and no major areas of inconsistency were identified. Please refer to Appendix D (codes assessment) for further information in relation to assessment of this application against this Other development code.



6.0 KEY MATTERS

The following section outlines key matters worthy of discussion separate to those contained directly within the assessment benchmarks.

6.1 Relevant Matters

Pursuant to Section 45(5)(b) of the Planning Act 2016, the assessment of an impact assessable application may have regard to any other relevant matter (other than a person's personal circumstances). The following relevant matters are advanced in support of this application:

- Physical constraints – the subject site is constrained by Locally Significant Vine Forest, the Terrestrial Wildlife Link, areas of 15% or greater slope, Historical Landslide mapping, and the absence of reticulated sewer. These constraints prevent the more intensive subdivision otherwise envisaged by the LDAP Suburban-Small lot precinct and warrant a low-yield, site-responsive subdivision outcome;
- Consistency with the LDAP intent – the proposal does not increase the number of dwellings within SMA 2 / the Terrestrial Wildlife Link, and is consistent with the LDAP intent that SMA 2 provide for limited residential development with retention of the wildlife link;
- Existing development pattern – the proposed lot sizes are consistent with the prevailing rural-residential / large-lot pattern of Adele Crescent and the surrounding allotments, and do not establish a precedent for further fragmentation of constrained land;
- Public interest – retention of the Vine Forest and the Terrestrial Wildlife Link in the eastern portion of the site, supported by the Detailed Site Ecological Assessment, delivers a public interest outcome consistent with the Natural environment theme of the Strategic Framework; and
- Site Responsive outcome – the positioning of the proposed new building envelope in the appropriately zoned suburban-small lot precinct and retention of all mapped vine forest and ecological values is representative of a well considered enhanced development outcome for the site. Furthermore, limited new works are required only within the proposed new building envelope area due to the advanced nature of the existing driveway on the site which will ensure minimization of any future impacts associated with both construction and ongoing occupation and use of the site once the 2 lot subdivision is registered and 'in-force'.



7.0 CONCLUSION

This development application is for a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots & access easement), over land at 25 Adele Crescent, Bahrs Scrub, formally described as Lot 26 on RP169807.

This Report and supporting information provide a comprehensive impact assessment of the proposed development in accordance with the requirements and framework of the Planning Act 2016, the Planning Regulation 2017 and the Logan Planning Scheme 2015 (version 9.2 with TLPI No.1/2024). The assessment demonstrates that the development application warrants approval, having regard to the planning scheme as a whole and the relevant matters advanced in Section 6.3 of this Report.

The reasons for approval are, in summary:

- Delivers a low-yield, site-responsive subdivision that responds to the physical and environmental constraints of the subject site;
- Locates the new residential lot and 1,236m² building envelope within the Suburban-Small lot precinct portion of the Bahrs Scrub LDAP, avoiding the SMA 2 / Terrestrial Wildlife Link area;
- Retains the existing dwelling on proposed Lot 2 without increasing the number of dwellings within the constrained land; and
- Provides specialist supporting reporting (ecological, civil and survey) sufficient to demonstrate that any residual impacts can be appropriately managed.

On balance, the proposed development is deemed to substantially comply with the relevant assessment benchmarks, including:

- ShapingSEQ 2023;
- the State Planning Policy 2017 (as integrated into the planning scheme); and
- the Strategic Framework of the Logan Planning Scheme 2015.

In this regard, it is requested that upon assessment of this application in totality and on its own merits that Council will issue a development approval for the development application, in accordance with section 60 of the Planning Act.

