

# Town Planning Assessment Report

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*Reconfiguration of a Lot for 1  
into 3 Subdivision at 18 Emerald  
Street, Marsden*

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Project Code P0063964  
Report Number VI

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*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

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Rpt\_251027\_Town Planning Assessment Report\_18 Emerald Street,  
MarsdenROL

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# Executive Summary

Urbis Ltd, on behalf of *Waydon Property Pty Ltd* ('the Applicant'), has prepared this Town Planning Assessment in support of a development application seeking a Development Permit for Reconfiguring a Lot (1 lots into 3) at 18 Emerald Street, Marsden, formally described as Lot 33 on RP135423.

The application seeks the following development approvals:

**Table 1** – Development Approvals

Aspect Of Development	Development Approval Sought	Category Of Assessment
Reconfiguring a lot involving a 1 into 3 lot subdivision	Development Permit	Impact Assessable

## Key Project Details

**Table 2** – Key Details

Key Details	Proposal Details
Site Address	18 Emerald Street, Marsden
Real Property Description	Lot 33 on RP135423
Site Area	1,457m <sup>2</sup>
Zone	Low Density Residential
Proposed Development	Reconfiguration of a Lot for a 1 into 3 lot subdivision
Level of Assessment	Impact Assessment

## Reasons for Approval

Overall, this report demonstrates that the proposed development should be approved for the following reasons:

- The development complies with the relevant assessment benchmarks of the Planning Scheme, including the Strategic Framework and the Overall Outcomes for the Low density residential zone (Suburban precinct).
- The lot size, design and configuration is consistent with an emerging character in the area and maintains appropriate sizes to support the delivery of future development on site in accordance with necessary design and amenity outcomes.
- The development supports the delivery of additional residential lots within Logan and contributes to the diversity of lot sizes available in the locality.

- The site design supports appropriate vehicle and pedestrian access and site servicing as demonstrated in the plans and Engineering Services Report (provided in **Appendices C and D**).

1

# The Site

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# 1 The Site

## 1.1 Site Details

The site is located at 18 Emerald Street, Marsden (formally described as lot 33 on RP135423). Located within the Suburban precinct of the Low density residential zone and is currently improved by a single detached dwelling.

The site is relatively flat with a minor slope across the site of approximately 1.5 metres from the front to the rear of the property. The site has a constant width of 20.123 metres and a depth of 72.23 metres for a total area of total area of 1,457m<sup>2</sup>. Access to the site is provided via Emerald Street, however the site also fronts the unmade Ruby Street to the west.

The key site details are as follow within Table 1 below. An aerial view of the site is provided in **Figure 1**.

**Table 3** – Site Details

Category	Description
Site Address	18 Emerald Street, Marsden
RPD	Lot 33 on RP135423
Site Area	1,457m <sup>2</sup>
Easements	The site is not encumbered by any easements.
Existing Improvements	The site is currently improved by a single detached house located towards the front of the lot.

**Figure 1** – Site Aerial



Source: Nearmap, 2025

## 1.2 Surrounding Context

The site is located within the suburb of Marsden in an area primarily characterised by residential development at varying scales and intensities. Surrounding development is largely residential in nature, comprising a mix of single detached housing, townhouses and dwelling houses on small lots.

### 1.2.1 Immediate Surrounds

The surrounding area is comprised of the following:

- **North** – Area north of the site consists of low density residential zoning, specifically, this land is largely identified within the suburban precinct of this zone. Development consists of residential development in the form of detached housing, however, there is a variation in lot size with a number of surrounding lots seemingly having been subdivided in a ‘battle axe’ style.
- **East** – Similarly development to the east of the site is primarily low density residential zoning at varying lot sizes with an area of medium density townhouse development near a neighbourhood centre on Chambers Flat Road which hosts the Marsden Library, various shops including supermarkets, a tavern and other food and drink outlets.
- **South** – Development south of the site is characterised by detached housing interspaced with small suburban pocket parks. Various schools and childcare centres including Marsden State High School and Crestmead State School as well as the local centre of Crestmead Central are also located to the south of the site.
- **West** – Residential development at a mix of density including low density residential, both in the suburban and small lot precinct, as well as areas of medium density zoning and townhouse development are located to the west of the site. This area also hosts Burrowes State School before transitioning into industrial uses.

**Figure 2** – Surrounding Context Map



Source: Adapted from Nearmap

## 1.3 Site History

A review of Council's Development Enquiry Tool has not identified any significant approvals over the site and included only three (3) building works applications the most recent having been lodged in 2002.

# 2

## The Proposal

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# 2 The Proposal

## 2.1 Overview of Proposal

The proposed development seeks a Development Permit for Reconfiguring a Lot for a 1 into 3 lot subdivision. The intent of pursuing this subdivision is to allow for delivery of additional dwellings over the site.

The subdivision is proposed with the following lot sizes:

- Lot 1 – 402m<sup>2</sup> (292m<sup>2</sup> excluding access easement)
- Lot 2 – 555m<sup>2</sup> (424m<sup>2</sup> excluding access easement)
- Lot 3 – 500m<sup>2</sup>

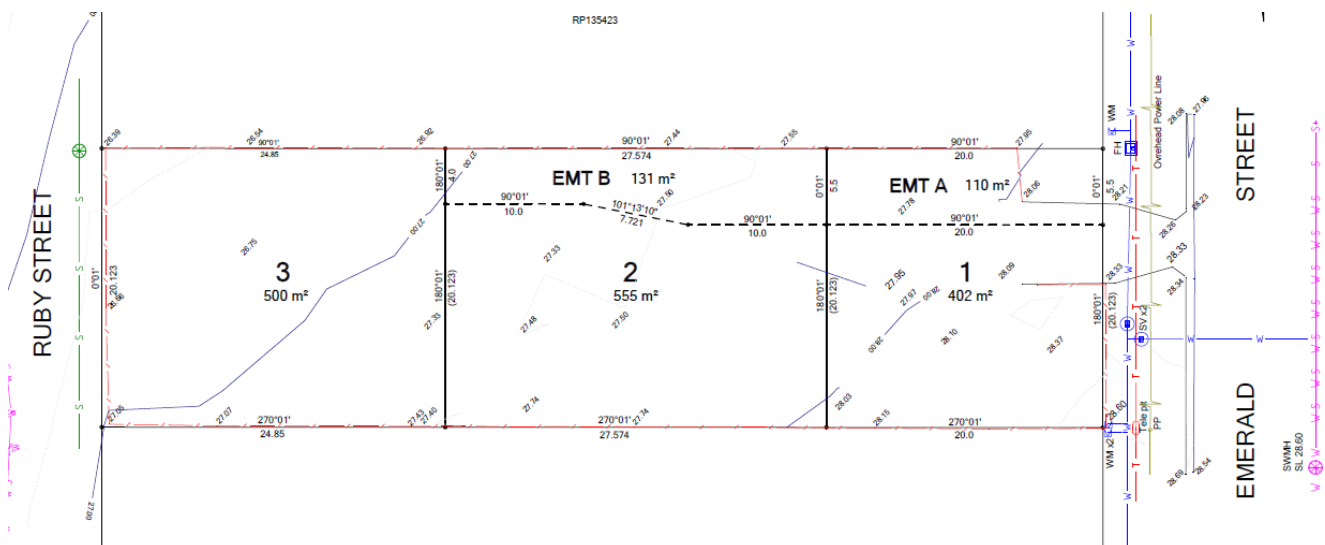
The proposed Lot 1 will have a frontage of approximately 20m to Emerald Street (inclusive of access easement, with a lot depth of 20 metres. Lot 1 will be burdened by an access easement in favour of Lot 3 with a width of 5.5 metres, benefiting proposed Lots 2 and 3.

Lot 2 is a proposed rear lot with a lot depth of approximately 27.5 metres. Access to the site will be provided via the proposed access easement along the northern boundary of the site. Lot 2 will be burdened by an access easement with a width of 5.5 metres at the common boundary with Lot 1, which tapers down to 4 metres wide at the common boundary of Lot 3.

Proposed Lot 3 will be a rear lot with a lot depth of 24.85 metres. This lot will also have a frontage of approximately 20 metres to the unmade road (Ruby Street) at the rear of the site. Access to the lot will be provided by the proposed access easement along the northern boundary.

An illustration of the proposed subdivision plan is provided in **Figure 3** below.

**Figure 3** – Proposed Subdivision Plan



Source: Stewart McIntyre & Associates

Per Table 5.6.1 of the Planning Scheme, a reconfiguration of lot application in the Suburban precinct of the Low density residential zone would typically be subject to Code Assessment where all proposed lots are 400m<sup>2</sup> and all proposed rear lots are 500m<sup>2</sup>. A rear lot is defined in the Planning Scheme as follows:

*"A lot that has access to a road by means only of:*

- a. an access strip that forms part of the lot; or*
- b. an easement over an adjoining lot; or*
- c. common property as part of a community title scheme."*

While the proposed lot sizes, including the two proposed rear lots 2 & 3, meet the minimum lot size requirements, it is also noted in Table 5.6.1 that the minimum rear lot area is clear of the access strip. Given the proposed Lot 2 is a rear lot with a land area of 424m<sup>2</sup> in lieu of the minimum 500m<sup>2</sup> this application is elevated to Impact Assessment.

## 2.2 Key Proposal Details

**Table 4** – Key Proposal Details

Parameter	Proposal
<b>New lots created</b>	1 into 3 lot subdivision
<b>Lot sizes</b>	<ul style="list-style-type: none"> <li>• Lot 1: 424m<sup>2</sup> (292m<sup>2</sup> excluding access strip)</li> <li>• Lot 2: 555m<sup>2</sup> (424m<sup>2</sup> excluding access strip)</li> <li>• Lot 3 500m<sup>2</sup></li> </ul>

## 2.3 Specialist Information

The development is supported by the following technical and specialist reports:

- Plan of proposed lots, prepared by Stewart McIntyre & Associates provided in **Appendix C**;
- Engineering Services Report, prepared by OSKA Consulting provided in **Appendix D**; and
- Stormwater Management Plan, prepared by OSKA Consulting provided in **Appendix E**.

# 3

## **State Planning Framework**

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# 3 State Planning Framework

## 3.1 State Planning Framework Assessment

A summary of compliance with the relevant state planning instruments is outlined in the table below.

**Table 5** – State Planning Framework

Instrument / Assessment Benchmark	Date Of Instrument	Assessment
<i>Planning Act 2016</i> (Qld) <b>(Planning Act)</b>	18 July 2025	The proposed development is subject to the procedures of Impact Assessment and is to be assessed in accordance with Section 45(5) of the Planning Act.
<i>Planning Regulation 2017</i> (Qld) <b>(Planning Regulation)</b>	18 July 2025	Schedule 8 of the Planning Regulation identifies Logan City Council as the assessment manager for the development application.  A review of Schedule 10 of the Regulation confirms the development proposed development is not identified as triggering referral to any referral agencies.
<i>State Planning Policy</i> <b>(SPP)</b>	3 July 2017	Section 2.1 of <i>Logan Planning Scheme 2015</i> confirms that all matters of interest under the SPP have been integrated within the Logan Planning Scheme.
<i>South East Queensland Regional Plan 2023</i> <b>(ShapingSEQ 2023)</b>	15 December 2023	The site is located within the Urban Footprint. The proposal represents a type of development which advances the desired development outcomes of the Urban Footprint.
<i>State Development Assessment Provisions</i> <i>Version 3.3</i> <b>(SDAP)</b>	18 July 2025	The proposed development does not require assessment against any codes from the State Development Assessment Provisions.

# 4

## **Local Planning Framework**

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# 4 Local Planning Framework

The *Logan Planning Scheme (Version 9.2)* (the **Planning Scheme**) is the local planning instrument relevant to the assessment of the proposed development. The following sections of this report provide an overview of the components of the Planning Scheme relevant to the subject site and proposed development.

## 4.1 Zoning

The site is located in the Low Density Residential Zone and identified within the Suburban precinct. The local government purpose of the Low Density Residential Zone is to:

- a. Provide for predominantly dwelling houses;
- b. Provide small-scale non-residential development that caters for the daily needs of local residents;
- c. Provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment

An extract of the zoning map is included in Figure 10 below.

**Figure 4 - Zoning**



Source: *Planning Scheme Interactive Mapping*

## 4.2 Overlays

The site is not identified on any Planning Scheme overlay mapping layers.

## 4.3 Level of Assessment and Assessment Benchmarks

The Planning Scheme, being the local categorising instrument, determines the category of development and assessment for the development application. The proposed development seeks a development permit for Reconfiguring a Lot for a 1 into 3 lot subdivision, to deliver additional residential lots over the site.

As per *Table 5.6.1 Reconfiguring a Lot in Part 5 Tables of Assessment*, reconfiguring a Lot within the Low Density Residential Zone is subject to **Impact Assessment** where in the suburban precinct all proposed lots are less than 400m<sup>2</sup> or where all proposed rear lots are less than 500m<sup>2</sup>.

Section 45(5) of the Planning Act 2016 identifies:

*“(5) An impact assessment is an assessment that –*

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

In accordance with Section 45(5) above, as impact assessable development, the proposed subdivision is subject to assessment against the Planning Scheme in its entirety, including the provisions of the Strategic Framework.

Notwithstanding, a review of the Planning Scheme has determined that the assessment benchmarks outlined within **Table 7** and **Table 8** that are most relevant to the proposed development are as follows:

**Table 6 – Relevant assessment benchmarks – Higher Order Provisions within Strategic Framework**

Theme	Element
Settlement Pattern	Urban Footprint
Residential	Housing Supply and diversity
	Density
Design, place making and amenity	Amenity

**Table 7 – Relevant assessment benchmarks – Lower order provisions within codes**

Primary Codes	Prescribed Secondary Codes	Overlay Codes
<ul style="list-style-type: none"> <li>▪ Low Density Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reconfiguring a lot code</li> <li>▪ Filling and excavation code</li> <li>▪ Infrastructure code</li> <li>▪ Landscaping code</li> <li>▪ Servicing, access and parking</li> </ul>	N/A

An assessment against the above requirements has been carried out in **Section 5**.

# 5

## **Planning Scheme Assessment**

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# 5 Planning Scheme Assessment

## 5.1 Strategic Framework Assessment

The Strategic Framework is the highest-order component of the Logan Planning Scheme 2015 (Version 9.2) and provides overarching policy direction for the entire scheme. The Strategic Framework outlines eleven (11) themes that collectively represent the policy intent of the scheme, being the following:

- Settlement Pattern;
- Residential;
- Centres;
- Employment;
- Community;
- Rural;
- Natural environment;
- Natural hazards
- Design, place making and amenity;
- Transport; and
- Infrastructure

While the Strategic Framework must be considered in its entirety for an Impact Assessable application, the breadth of its provisions means that only some elements are directly relevant to the proposed development. Noting that this application pertains to a small scale subdivision for 1 into 3 lots in a residential zone with no environmental constraints identified over the site, the following elements have been identified as being most relevant to the proposed development as they relate to residential development and amenity.

### 5.1.1 Settlement Pattern Theme

#### 5.1.1.1 Element – Urban Footprint

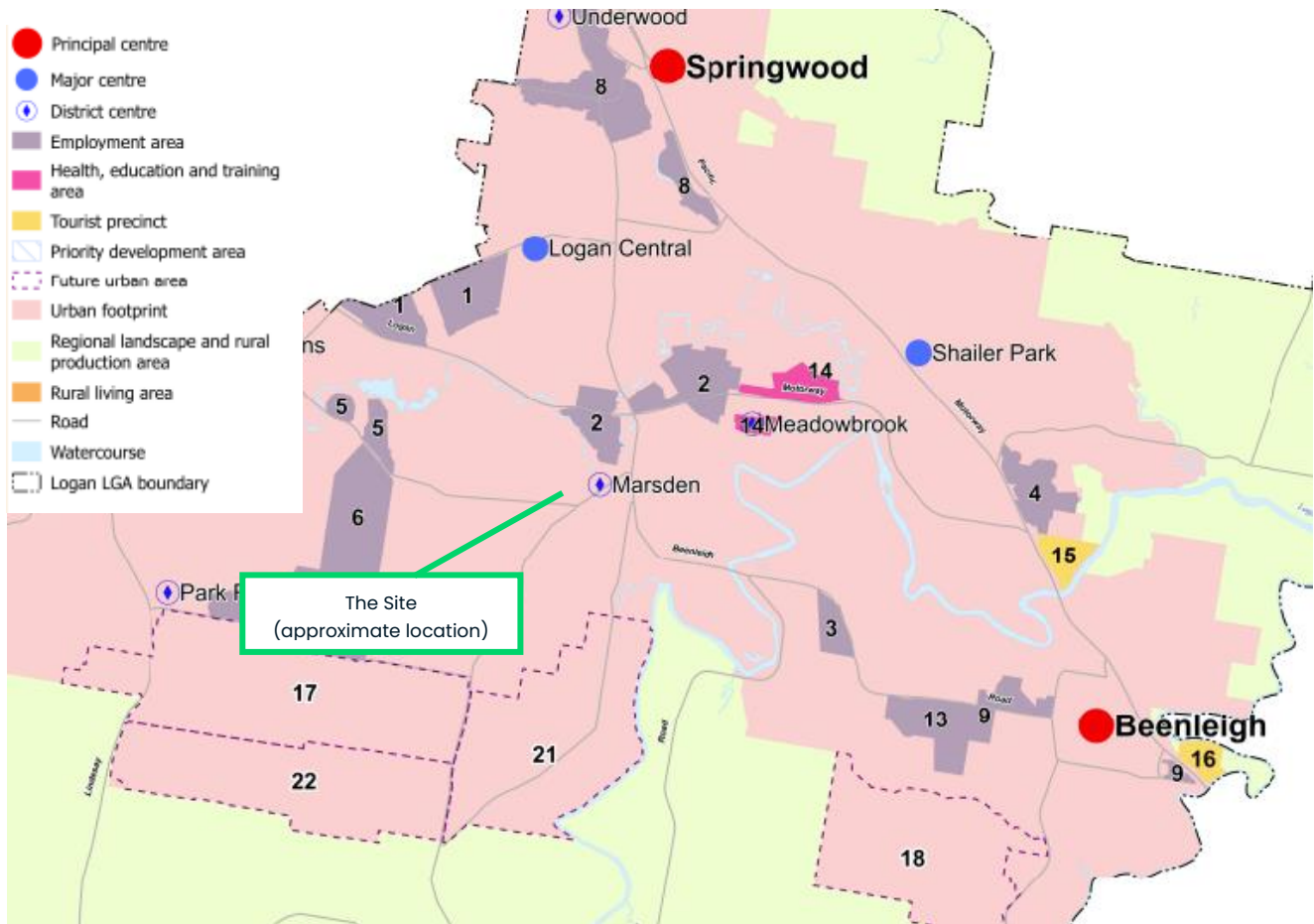
Specific Outcome 3.3.2.1 (1) of the Urban Footprint element states the following:

##### *3.3.2.1 Specific outcomes*

1. *Urban development is located in the urban footprint identified on SFM-01.00 Strategic Framework*

Per Figure 5 below, subject site is located within the urban footprint as identified on SFM-01.00 Strategic framework map.

**Figure 5** – SFM-01.00 Strategic Framework Map – Settlement Pattern



Per the strategic outcomes of the theme, urban development includes housing, industry, business, infrastructure, community facilities and urban open space. As the proposed subdivision is located within a residential zone and with a lot design and configuration which support the delivery of additional residential lots over the site the proposed development is considered to comply with the specific outcomes of the Urban footprint element and therefore support the delivery of the strategic outcomes of the Settlement Pattern theme.

## 5.1.2 Residential Theme

A review of the elements of the residential theme has identified the following specific outcomes as being relevant to the proposed development. The compliance with the below specific outcomes is considered to demonstrate the proposed developments support of the strategic outcomes of the Residential theme of the Strategic framework.

### 5.1.2.1 Element - Housing supply and diversity

Section 3.4.2 (1) of the Planning Scheme prescribes specific outcomes relating to housing supply and delivery as follows:

1. *A range of lot sizes and dwellings types including traditional housing, small lot housing, dual occupancy, auxiliary unit living, and terrace houses are provided to create diverse neighbourhoods with a range of household types.*

The proposed development facilitates the delivery of two additional residential lots over the subject site in a design and configuration which supports the delivery of future development on site. The lot sizes proposed are largely consistent with those sort in the Low density residential zone and contributes to the diversity of lot sizes available to residents in the Marsden area.

### 5.1.2.2 Element – Density

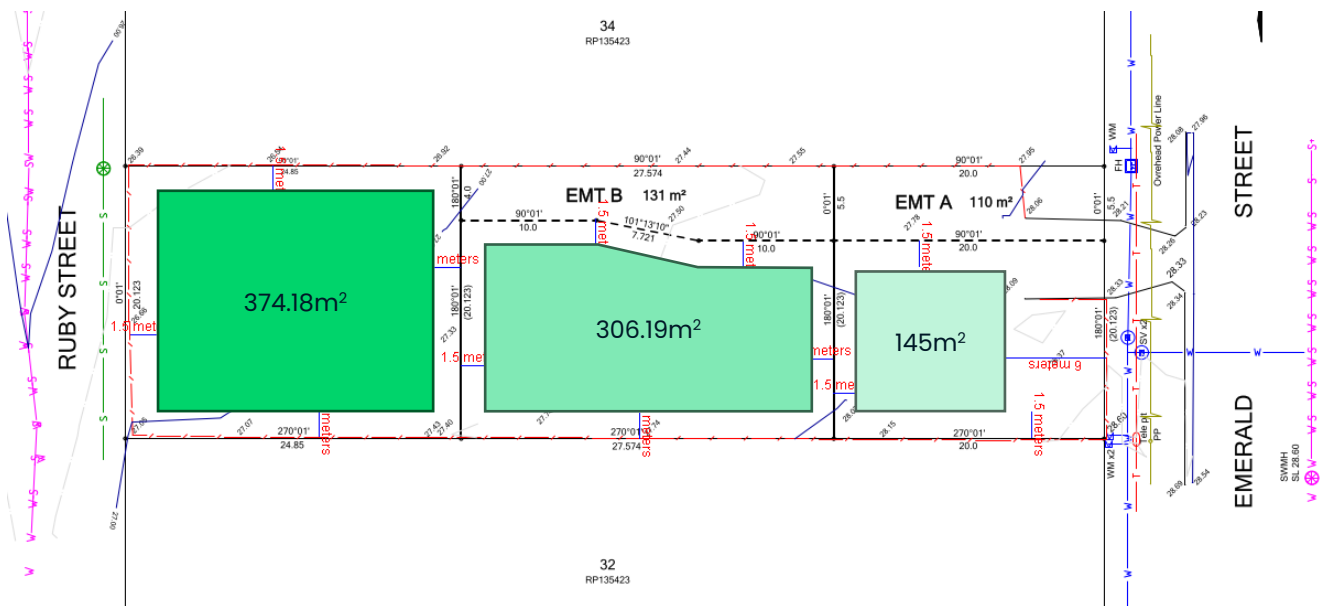
Section 3.4.3 of the Planning Scheme prescribes specific outcomes relating to residential density and reconfiguring a lot as follows:

3. Reconfiguring a lot results in:
  - a. lots that are of an appropriate size and dimension to suit their intended use and complement the intended character and pattern of development in the surrounding area;
  - b. a diverse lot mix with appropriate sizes and frontages that facilitate a range of housing types.

Per the Purpose of the Low density residential zone code, development within the Suburban precinct of the Low density residential zone is intended to be primarily characterised by dwelling houses in an urban landscape setting, with further land uses envisaged within the precinct including dual occupancies and multiple dwellings.

The proposed development provides lots which are of a size, shape and configuration so as to support the delivery of residential development on site as which is compliant with necessary setback and built form requirements ensuring that future residential development on site is able to be appropriately integrated with the existing character and streetscape of the area. **Figure 6** below illustrates approximate building envelopes on site.

**Figure 6** – Approximate building envelopes over the site



As noted in **Section 6** of this report, there are several instances of similar 1 into 3 lot subdivisions approved in Marsden. As such, this application is considered in keeping with an establishing pattern of development in the surrounding area.

### 5.1.3 Design, place making and amenity

As no structures are proposed as part of this application, a review of the specific outcomes of this theme has not identified any outcomes which are directly applicable to this application. However, as the strategic outcomes of this theme speak to the preservation of amenity, an assessment against the strategic intent has been provided.

The strategic intent of the Design, placemaking and amenity theme of the Strategic Framework is that “*Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people.*”

While no structures are proposed a part of this application, the size, configuration and dimensions of the proposed lots ensure that appropriate building envelopes compliant with necessary setbacks are provided on site to ensure the delivery of a high-quality built form outcome that is consistent with the suburban environment and protects the amenity of future residents.

## 5.2 Code Assessment

### 5.2.1 Low Density Residential Zone

As this application is made impact assessable in Table 5.6.1 of the planning scheme an assessment against the Low density residential zone code has been provided. Responses to the Performance Outcomes (POs) and Acceptable Outcomes (AOs) of the zone code can be found in **Appendix F**.

Per a review of the Low density residential zone code, the proposed development complies with all relevant Performance or Acceptable Outcomes, with the exception of PO11, which reads as follows:

*"Reconfiguring a lot..*

*b. In the Suburban precinct:*

- i. Where not creating a rear lot, has a minimum size of 400m<sup>2</sup>;*
- ii. Where creating a rear lot, has a minimum size of 500m<sup>2</sup>;"*

While the proposed lots are compliant with the minimum lot sizes as stated within this PO, it is noted that in Table 5.6.1 of the Planning Scheme that for reconfiguration of a lot in the Low density residential zone, the minimum rear lot area is clear of the access strip. As such, it is considered that, while not being noted here, it is the intention of PO11 that minimum rear lot size is considered to exclude the access strip area.

Excluding the access easement, Lot 2 is a rear lot with an area of 424m<sup>2</sup>, as such, assessment against the relevant aspects of the Overall Outcomes of the zone code has been provided.

Per item 3.i.(vi) of the purpose of the Low density residential zone, reconfiguration of a lot within the Suburban precinct is supported where the reconfiguration-

- A. creates lot sizes which are consistent with the intended lot size and character of the precinct;*
- B. maintains a block pattern that accommodates traditional backyards and large trees;*

The proposed subdivision creates three lots at sizes which are consistent with character of the suburban precinct. The majority of lots proposed are compliant with the prescribed minimum lot sizes with only Lot 2 seeking a variation in lot size.

Per the purpose of the zone, it is intended that development within the suburban precinct is predominantly characterised by dwelling houses in an urban landscape setting. As outlined in Section 5.1 of this report, the design, size and configuration of the proposed lots supports the delivery of dwelling houses over the site which are able to comply with relevant setback, built form and provide for off-street parking to ensure that future development on site preserves the amenity of adjoining properties. Further, the configuration of the lots maintains a block pattern which allows for a traditional backyard and appropriate landscaping requirements.

As noted in this report, there have been several approvals in the surrounding locality of residential subdivisions providing similar lot sizes, density and amenity outcomes to those proposed in this application. It is considered that these approvals are reflective of an establishing character in the surrounding area and thus this application is in keeping with character of the area and community expectations.

### 5.2.2 Reconfiguring a Lot Code

The prescribed development code for this application is the Reconfiguring a lot code. The proposed subdivision is generally compliant, or can be made to comply with all Performance Outcomes and Acceptable Outcomes of the code. Notably, the proposed development seeks an alternate outcome to that prescribed by PO3 of the code with this variation being discussed in detail below.

As this application is for a 1 into 3 lot subdivision and not relating to a boundary realignment, located within a regulated access area, local plan area, adjoining an arterial road or an approved Material Change of Use application for multiple dwellings, many of the prescribed Performance and Acceptable Outcomes are not applicable to this assessment. A full response to the reconfiguring a lot code is provided in **Appendix F**.

### 5.2.2.1 Reconfiguring a lot Code – PO3

The proposed development seeks an alternative design outcome to that prescribed by AO3 of the Reconfiguring a lot code, which reads as follows:

**“AO3** – Unless involving an approved Multiple dwelling, a new lot complies with:

- a. Table 9.4.6.3.2 – Reconfiguring a lot; or
- b. Table 9.4.6.3.3 – Reconfiguring a lot: local plans; or
- c. a preliminary approval for reconfiguring a lot

Table 9.4.6.3.2 specifies that the minimum lot size within the Suburban precinct of the Low density residential zone is 400m<sup>2</sup>. Additionally, the table also specifies further requirements for rear lots in accordance with Table 9.4.6.3.4. An excerpt from Table 9.4.6.3.4 is provided below:

**Table 8** – Excerpt of Table 9.4.6.3.4 from the Planning Scheme

Zone and/or Precinct	Minimum area clear of access strip	Maximum access strip length	Number of dwellings serviced by accessway	Minimum access strip width	Passing bays	On-site refuse collection
Low density residential zone – Suburban precinct	500m <sup>2</sup>	35m <sup>2</sup>	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	

As Lot 2 is proposed with an area clear of the access strip which is less than the 500m<sup>2</sup> minimum area, an alternative design outcome is sort. The proposed development is considered to comply with the corresponding performance outcome – PO3 – which reads as follows:

*“Reconfiguring a lot results in lots of a size, shape, dimension and density that are:*

- a. *consistent with their intended use and the intended character of the applicable zone, local plan and precinct;*
- b. *safely accessed and serviced.”*

As outlined in Section 4.4.2.1, the proposed subdivision is consistent with the intended use and character of the suburban precinct of the low density residential zone. The Suburban precinct is primarily intended to support residential development with built form predominantly characterised by dwelling houses in an urban landscape setting.

The proposed subdivision delivers lots which are of a size, shape and dimension so as to support the delivery of dwelling houses over the site which are compliant with relevant setback and built form requirements. As such, the proposed subdivision ensures that future development on site is able to support a built form that is consistent with the surrounding streetscape and provides sufficient separation between buildings and adjoining land.

Additionally, as noted in this report, there are several approved 1 into 3 lot subdivisions in the Marsden area which produce similar design outcomes regarding lot size, access and configuration. As such, the proposed lot design is considered to be a continuation of an establishing character in the area.

The proposed access strip is able to be constructed in accordance with relevant Council requirements. Further, the site is located within an established urban area, able to be appropriately serviced by necessary services including water, sewer and waste.

Accordingly, for the reasons stated above, the proposed development is considered to comply with PO3.

# 6

## **Key Planning Matters**

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# 6 Key Planning Matters

The following sections of this report an overview of the key planning considerations for the proposed development. This is to assist Council and the community to understand and assess the merits of the proposed development.

## 6.1 Character

The proposed 1 into 3 lot subdivision is consistent with an emerging character in the Marsden area. A review of Council’s Development Enquiry Tool has identified several 1 into 3 lot subdivisions within Marsden with lot sizes less than 500m<sup>2</sup>. The location of these approvals relative to the subject site has been illustrated in Figure 7 below. It is noted that these approvals are comparable to the proposed development as they are also identified within the Suburban precinct of the Low density residential zone per the Planning Scheme.

These approvals provide similar outcomes regarding net density and lot size, including rear lots with smaller areas clear of the access strip than the 424m<sup>2</sup> proposed as part of this application. These approvals are considered to contribute to an emerging character in the locality, and as such the proposed lots are of a size, dimension and shape which is consistent with the surrounding area.

In light of the established pattern of similar subdivisions in the locality, the proposed 1 into 3 lot subdivision aligns with the emerging character of the Marsden area and meets the intent of the Low Density Residential Zone – Suburban Precinct. The lot sizes, dimensions and configuration are consistent with recent approvals and will contribute positively to the ongoing evolution of the neighbourhood.

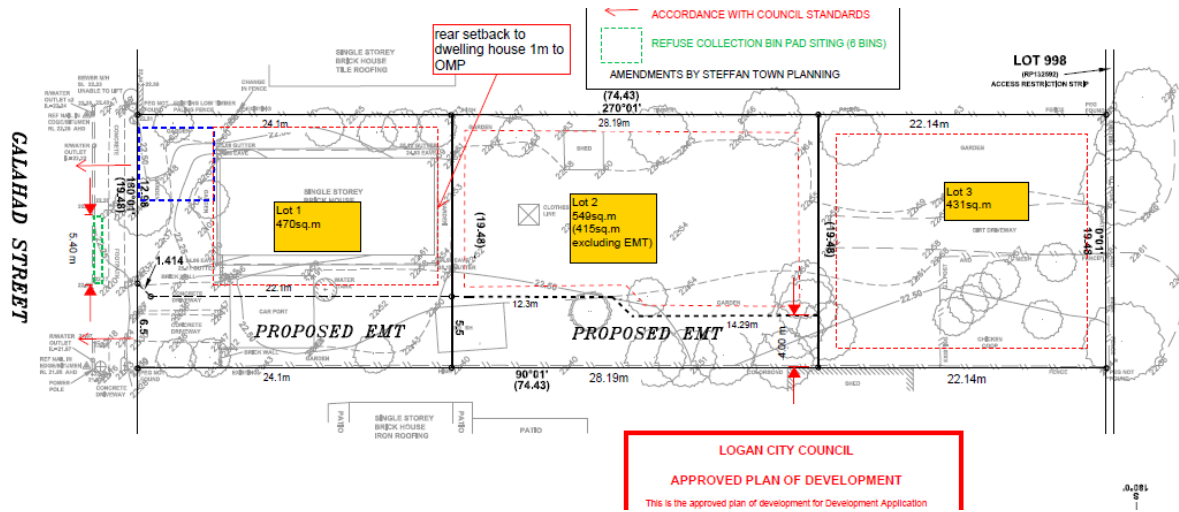
**Figure 7** – Map of Surrounding Approvals



**25 Galahad Street, Marsden (Council Reference: RL/39/2021/1)**

- Approved on 8 April 2022 with lot sizes of 470m<sup>2</sup>, 549m<sup>2</sup> (415m<sup>2</sup> excluding EMT) and 431m<sup>2</sup>

**Figure 8 - Approved Plan of Development 25 Galahad Street, Marsden**

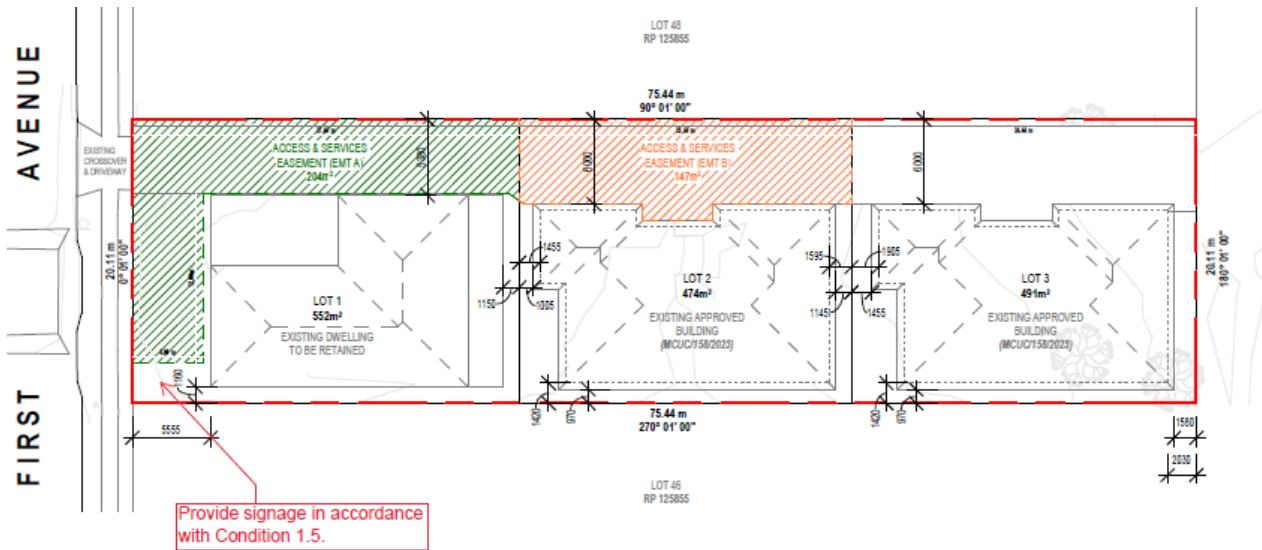


Source: Logan City Development Enquiry Tool

**39 First Avenue, Marsden (Council Reference: RL/16/2025)**

- Approved on 11 March 2025 with lot sizes of 552m<sup>2</sup>, 474m<sup>2</sup> and 491m<sup>2</sup>

**Figure 9 - Approved Plan of Development 39 First Avenue, Marsden**

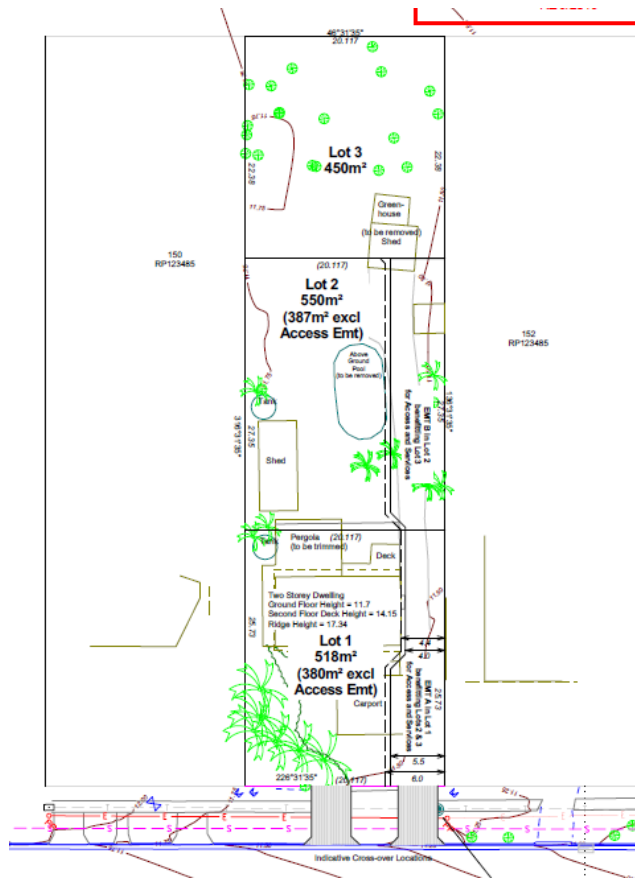


Source: Logan City Development Enquiry Tool

**36 Macaranga Street, Marsden (Council Reference: RL/9/2019)**

- Approved 15 February 2019 with lot sizes of 518m<sup>2</sup>, 550m<sup>2</sup> and 450m<sup>2</sup>

**Figure 10** - Approved Plan of Development 36 Macaranga Street, Marsden

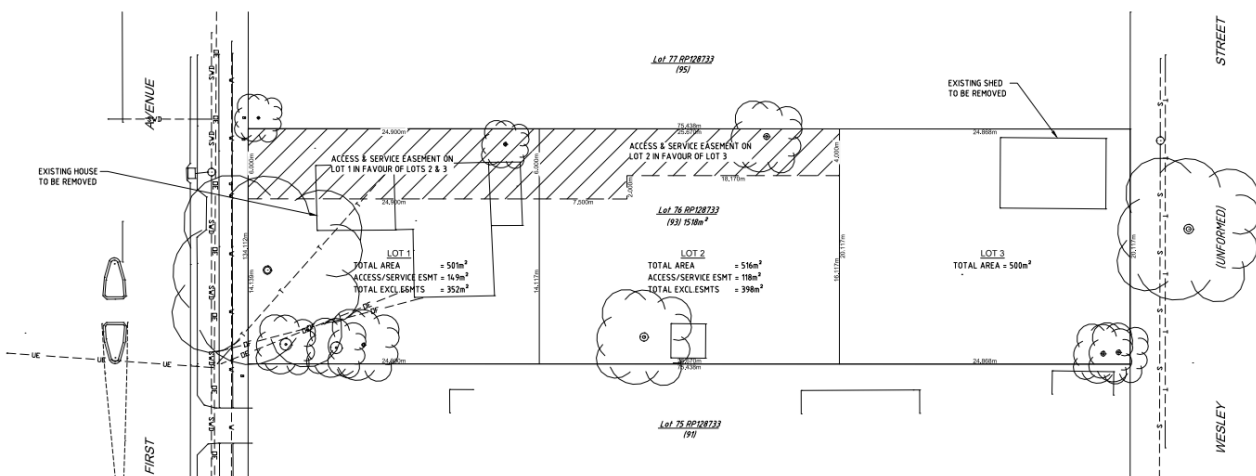


Source: Logan City Development Enquiry Tool

**93 First Avenue, Marsden (Council Reference: RL/14/2017)**

- Approved 15 February 2019 with lot sizes of 501m<sup>2</sup>, 516m<sup>2</sup> (398m<sup>2</sup> excluding EMT) and 500m<sup>2</sup>

**Figure 11** - Approved Plan of Development 93 First Avenue, Marsden

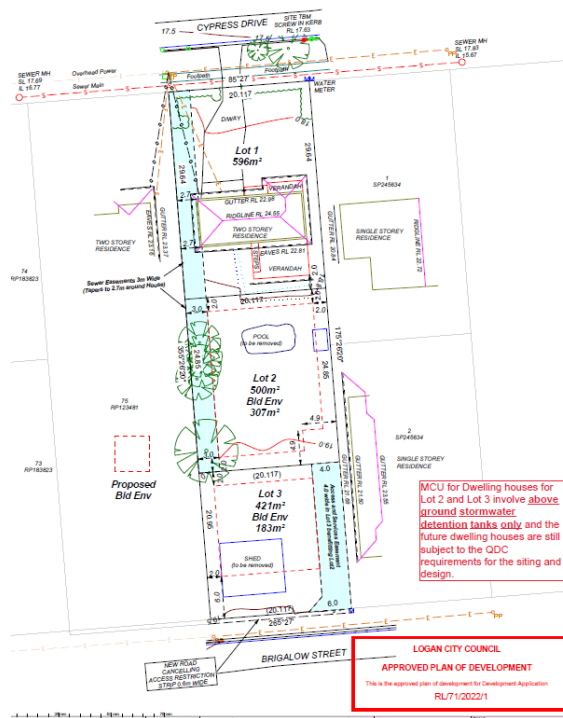


Source: Logan City Development Enquiry Tool

**5 Cypress Drive, Marsden (Council Reference: RL/71/2022/1)**

- Approved 14 December 2022 with lot sizes of 596m<sup>2</sup>, 500m<sup>2</sup> and 421m<sup>2</sup>

**Figure 12** - Approved Plan of Development 5 Cyprus Drive, Marsden

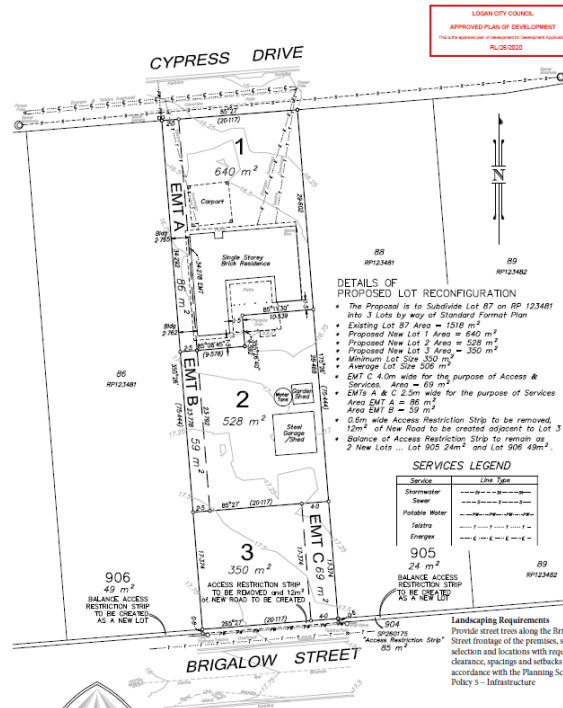


Source: Logan City Development Enquiry Tool

**27 Cypress Drive, Marsden (Council Reference: RL/26/2020)**

- Approved on 18 May 2020 with lot sizes of 640m<sup>2</sup>, 528m<sup>2</sup> and 350m<sup>2</sup>

**Figure 13** - Approved Plan of Development 27 Cyprus Drive, Marsden



Source: Logan City Development Enquiry Tool

# 7

# Conclusion

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# 7 Conclusion

*Urbis Ltd (Urbis)* has been commissioned by *Waydon Property Pty Ltd* (the **Applicant**) to prepare this town planning assessment report to support a development application at 18 Emerald Street, Marsden (formally described as lot 33 on RP135423) (the **Site**).

This report has addressed the merits of the proposed development with regard to the provisions of the Logan Planning Scheme 2015 (the **Planning Scheme**). The proposed 1 into 3 lot subdivision has been assessed against, and is considered to comply with, all applicable development benchmarks of the Planning Scheme. In particular, it is noted that:

- The development complies with the relevant assessment benchmarks of the Planning Scheme, including the Strategic Framework and the Overall Outcomes for the Low density residential zone (Suburban precinct).
- The lot size, design and configuration is consistent with an emerging character in the area and maintains appropriate sizes to support the delivery of future development on site in accordance with necessary design and amenity outcomes.
- The development supports the delivery of additional residential lots within Logan and contributes to the diversity of lot sizes available in the locality.
- The site design supports appropriate vehicle and pedestrian access and site servicing as demonstrated in the plans and Engineering Services Report (provided in **Appendices C and D**).

On the basis of the assessment contained within this report, the proposed development represents an appropriate continuation of emerging character in the Marsden area, providing for the delivery of additional residential lots of a size and design which support future development over the site. Accordingly, it is submitted that Council should favourably consider the development proposal and approve it, subject to reasonable and relevant conditions.

# Disclaimer

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