TOWN PLANNING STRATEGIES

Planning Report

Reconfiguring a Lot (Development Permit)

104-108 Murrays Road, Tanah Merah

Prepared on behalf of
RYJAYD Pty Ltd

August 2026

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Attachments

1. Proposed Subdivision Plans – prepared by HCE Engineers
2. Reconfiguring a Lot Code Assessment
3. Civil Engineering Assessment Report – prepared by HCE Engineers
4. Stormwater Management Plan – prepared by HCE Engineers
5. Ecological Assessment Report – prepared by Green Tape Solutions
6. Bushfire Hazard Assessment and Management Plan – prepared by Green tape Solutions
7. COM/98/2008 Approved Plan of Development

Application Summary

Site and Proposal Summary	
Site Address	104-108 Murrays Road, Tanah Merah
Property Description	Lot 2 RP109991
Site Area	13,640m^2
Local Government Area	Logan LGA
Assessment Manager	City of Logan
Planning Scheme	Logan Planning Scheme 2015
Zoning and Precinct Classification	Low Density Residential - Small Acreage
Proposed Land Use Definition	Reconfiguring a Lot (One into Nine Lots plus Drainage Reserve)
Current Land Use	Dwelling House
Applicable Planning Scheme Codes	Reconfiguring a Lot Code
State Referrals	The application triggers referral via SARA for State agency assessment.

Development Aspects		
Type of Development	**Level of Assessment**	
	Preliminary Approval	**Development Permit**
Material Change of Use	-	-
Reconfiguring a Lot	-	Impact Assessment
Building Work	-	-
Operational Work	-	-

Applicant Details	
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1 The Site

1.1 Location and Description

The site is located at 104-108 Murrays Road, Tanah Merah and has the real property description of Lot 2 RP109991. The site has an area of 13,640m^2 and is located at the northern side of Murrays Road. The site has a street frontage of 61m (approximately). Vehicular access to the site is possible via one crossover located at the southwestern end of the site's road frontage.

The locality is characterised by low density residential development appropriate for the zone precinct. Lot sizes vary from 800m^2 to over 2,000m^2. The general location of the site is indicated in Figures 1 – 3, below.

The southern portion of the site has been historically cleared and is now dominated by exotic grasses and other weed species, while the northern portion supports remnant eucalypt woodland associated with a drainage gully and adjoining vegetated land. Surrounding land uses are predominantly residential to the east, north-east and south-east, with a more open rural-residential or farming land use to the south and council-managed bushland to the north.

Included as Attachment 5 to this report is an Ecological Assessment Report prepared by Green Tape Solutions. As provided in Attachment 5, a field assessment determined that the site supports low ecological values, predominantly in the form of habitat, shelter and foraging resources for native arboreal species, particularly generalist and urban-adapted species. The site supports a eucalypt woodland that includes Koala habitat. Given the landscape context and existing threats and barriers within the surrounding landscape, there is a low likelihood of koalas and other threatened species utilising the site.

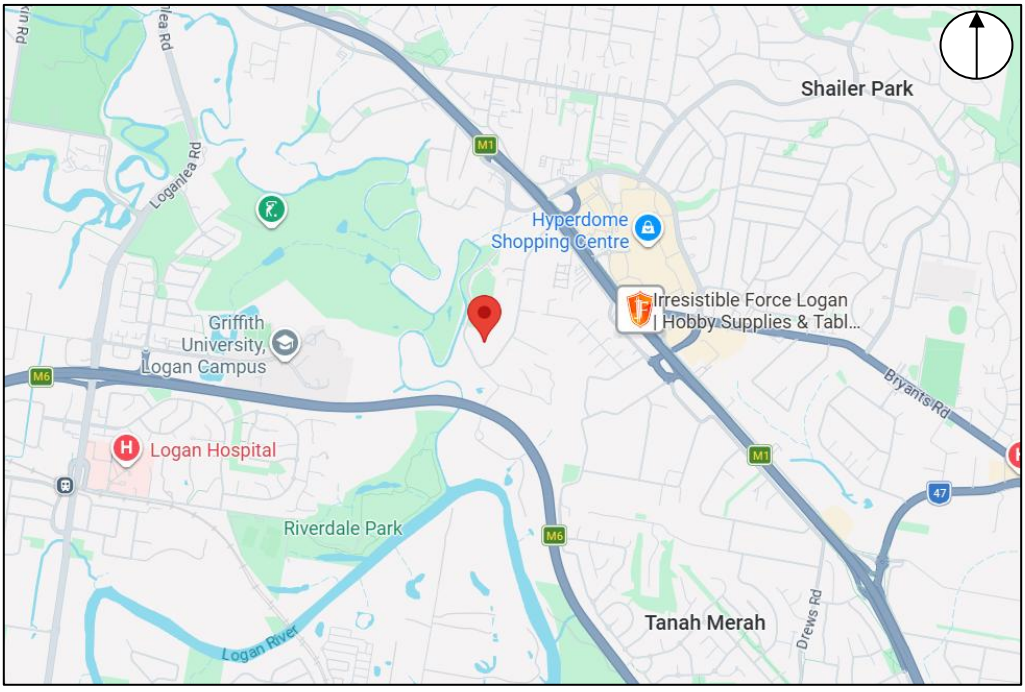

Figure 1: Site Location (Source – Google Maps)

1.2 Infrastructure

There is a sewerage pump station located within the road verge along the front of the site. The existing gravity sewerage mains running along the front and eastern boundaries of the site discharge to this pump station. There is no documented water main within the near vicinity of the site which could be used to service the development. As such, the application proposes to extend a 150mm diameter water reticulation main from the existing main at the intersection of Sewell Road and Murrays Road to service the site.



Figure 2: Aerial Site Image (Source – https://sppims-dams.dsdilgp.qld.gov.au/dams)



Figure 3: Street View Northwest to Site from Murrays Road (Source – Google Maps)

2. The Proposal

2.1 Reconfiguring a Lot

Overview
This development application seeks approval for Reconfiguring a Lot (Development Permit) for a one lot into nine lots (plus drainage reserve) subdivision of 104-108 Murrays Road, Tanah Merah. The proposed subdivision is illustrated in Figure 4, over, as well as in Attachment 1 to this report.

The proposed development comprises a Reconfiguration of a Lot to create nine residential lots, together with associated access, stormwater drainage infrastructure, a swale and a bioretention basin. The development has generally been concentrated within the more disturbed southern portion of the site in order to reduce ecological impacts where practicable. Vegetation within the north-eastern portion of the site is proposed to be retained as part of an environmental retention area. Notwithstanding this design response, some removal of native vegetation and associated fauna habitat is proposed.

The proposed lot frontages, uses and sizes are summarised as:

Lot 1	Fronting Murrays Road, this residential lot will have an area of 707m^2
Lots 2-8	Rear lots accessed via the common, 5.5m wide access driveway, these residential lots range in area between 759m^2 and 852m^2.
Lot 9	A rear lot, this residential lot will have an area of 7,478m^2.
Lot 10	A drainage reserve, this lot will have an area of 623m^2.

Vegetation Clearing
Included as Attachment 5 to this report is an Ecological Assessment Report prepared by Green Tape Solutions. Clearing required to facilitate the development shall result in the unavoidable clearing of 3,005m^2, of which 2,133m^2 of State assessable koala habitat will be impacted. Where removal of native vegetation is not able to be avoided, a State financial offset and Local Council offset is required to compensate the immediate loss of native vegetation and associated values and the loss of future values. As the vegetation to be cleared is predominately a remnant eucalypt woodland and large areas of exotic grassland, the impact on the local biodiversity is moderate.

In their report Green Tape Solutions advise that, based on the nature and scale of the proposed impacts, the availability of alternative habitat in the surrounding landscape, and the partial retention and protection of remnant vegetation present on site, the proposed development is unlikely to result in significant adverse impacts on local or regional biodiversity values, including Matters of National Environmental Significance.

Bushfire
The planning scheme specifies that developments are to be separated from hazardous vegetation such that they achieve a maximum radiant heat flux of BAL-29. Included as Attachment 6 to this report is a Bushfire Hazard Assessment and Management Plan prepared by Green Tape Solutions. Green Tape Solutions' BAL assessment determined that the proposed lots will be subject to a

maximum radiant heat flux of BAL-12.5, compliant with the Bushfire Hazard Overlay Performance Outcomes stipulated under the planning scheme.

Direct access to each proposed lot is provided via the construction of a common access driveway from the southern boundary at Murrays Road. This access will be constructed with a minimum width of 5m and will be sealed. It will also provide for the egress of dwelling occupants in the event of an approaching bushfire. In the event of a bushfire emergency where a bushfire was to cut off resident egress to the north and north-west, residents can still egress the dwelling/property to the north-east via Murrays Road to the Pacific Motorway.

Flood Hazard
As detailed in the Civil Engineering Assessment Report, prepared by HCE Engineers and included as Attachment 3 to this report, a review of surface topography over and adjacent to the site identifies that overland flow entering the site is insignificant.

In their report, HCE Engineers have determined that a river flooding event is the critical flood source. Earthworks below the flood line and within the high risk area are proposed. Some earthworks, limited to cut and fill for stormwater management infrastructure are proposed below the flood line and within the high risk area. Further earthworks are proposed for vehicular access and stormwater management infrastructure outside the high risk area but within a 1% AEP flood extent. Excavation below the 1% AEP flood line exceeds filling, thus providing a net creation of flood storage in the 1% AEP event. Thus, compliance with AO22 & AO23 of the Flood Hazard Overlay Code will be met. Access to site will be achieved from Murrays Road. Access will be made above the 1% AEP flood line (the defined flood event).

Stormwater
The development is not expected to result in a detrimental impact on the flooding or flood risk of any area, achieving the principle of non-worsening as per Section 3.6.2.10 of the Infrastructure Planning Scheme Policy.

The proposed stormwater infrastructure is illustrated in the engineering drawings included as part of Attachment 4 to this report. The existing cross road culvert is to be retained and utilised or upgraded, subject to the outcomes of detailed design calculations. Given the discharge location, into a high risk flood area, within road reserve, adjacent to Slacks Creek, no mitigation of peak site runoff is proposed.

Runoff from the external catchment will be managed via swale drains along both the south-eastern boundary and north-western boundary of the site. These drains will convey and discharge runoff to Murrays Road. For stormwater quality improvement, a 70m^2 bio-retention basin is proposed to allow the development to reach target pollutant reduction loads. The proposed bio-retention basin high flow outlet device is located above the 5% AEP flood event. Compliance with AO27 of the Flood Hazard Overlay Code can be met.

Vehicular Access
Access to Lots 2 – 9 will be achieved via a 5.50m wide shared crossover and driveway from Murrays Road. Lot 1 will be accessed via a separate crossover from Murrays Road. Maintenance for the bio-retention basin will be achieved via a 3.0m wide crossover from Murrays Road. The proposed location of the shared crossover and individual crossover for Lot 1 has been designed to allow vehicle access to be achieved outside the 1% AEP flood extents.

Roadworks
The development site has constructed road to the existing road frontage. No new roads are proposed.

Refuse Collection
Refuse collection for Lot 1 is proposed to be achieved directly via Murrays Road. Refuse collection for Lots 2 – 9 is proposed to be achieved via the internal shared driveway. A refuse truck turnaround has been provided, on site, to allow the refuse truck to exit in a forward gear.

2.2 COM/98/2008 – Approved Plan of Development

In 2008 Logan City Council approved development application COM/98/2008 for Reconfiguring a Lot (Development Permit) for a one into nine lot subdivision. Included as Attachment 7 to this report is a copy of the Approved Plan of Development. This approval created nine residential lots, each with a nominated building envelope between 580-600m^2.

As illustrated in the Approved Plan of Development, while building envelopes were nominated, the extent of subdivision would result in a significant impacts upon the mapped, remnant vegetation, particularly towards the northern end of the site. The development application presently before Council seeks to improve the planning outcome by proposing a series of smaller allotments (Lots 1-8) being under 1,000m^2 allowing for the retention of the majority of the mapped vegetation, within proposed Lot 9, towards the northern end of the site.

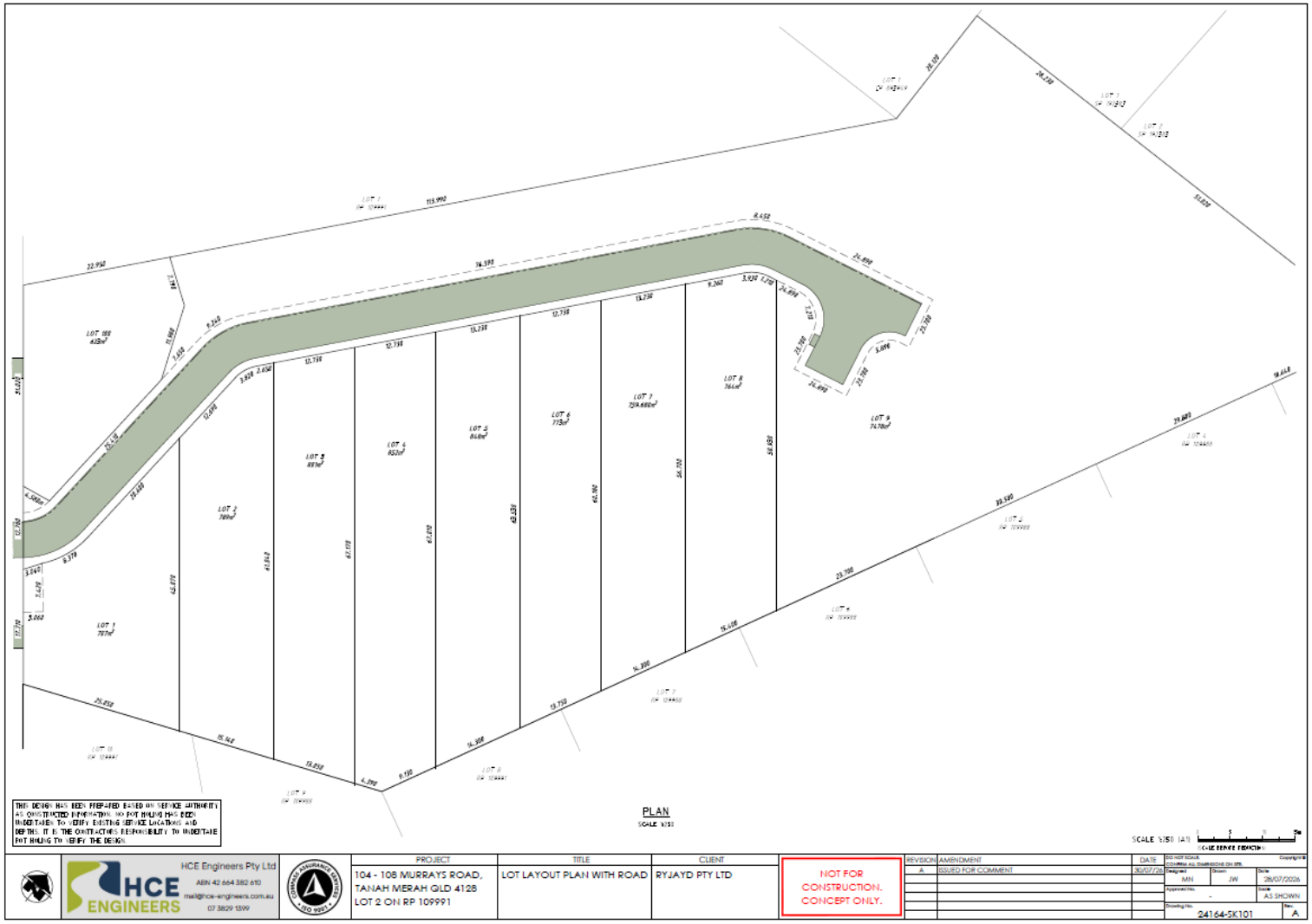

Figure 4: Proposal Plan (Source – HCE Engineers)

3 State Planning Framework

3.1 Planning Act 2016

As stated in Chapter 1, Section 3 the purpose of the *Planning Act* (the Act) is:

> *(1) The purpose of this Act is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.*

Assessment against the relevant State and local planning instruments indicates that the proposal is subject to Impact Assessment in accordance with the relevant sections of the Act.

3.2 State Planning Policy and Development Assessment Mapping

Under the Act, State agencies are provided with opportunities to comment on, and in some cases assess, development applications that fall within the respective agency's referral jurisdiction. Following a review of the State Planning Policy (SPP) Interactive Mapping System (IMS) and the Development Assessment Mapping System (DAMS) it was determined the site is affected by six mapping overlay categories. Each is discussed below.

	Overlay	Comment	Referral
SPP IMS	Biodiversity	The site is affected by a number of biodiversity overlays including Regulated vegetation (essential habitat), Wildlife habitat (koala habitat areas, endangered or vulnerable, special lest of concern).	No
	Natural Hazards Risk and Resilience	The site is affected by the following: - Flood hazard area - Local Government flood mapping area - Bushfire prone area Notwithstanding, the proposal does not trigger referral.	No
DAMS	SEQ Regional Plan Triggers	The site is included within the Urban Footprint pursuant to the SEQ Regional Plan land use categories. The proposal is consistent with the intent of this land use category.	No
	Water Resources	The site is located within a water resource planning area.	No
	Native Vegetation Clearing	The site is affected by the Regulated Vegetation management Map (Category A and B extract). Roughly, the northern half of the site is affected by this overlay. This is illustrated in Figure 5, below.	No
	Koala Habitat Area	The site is affected by the Core Koala Habitat Area overlay. This is illustrated in Figure 6, below	Yes

As detailed in the submitted Ecological Assessment report included as Attachment 5 to this report, approximately 2,133m^2 of complete vegetation clearing within the Koala habitat Area overlay will be required to support the development. This proposed clearing requires a referral to SARA for assessment against State Code 25. An assessment against the relevant provisions of State Code 25 is included in Attachment 5 to this report.

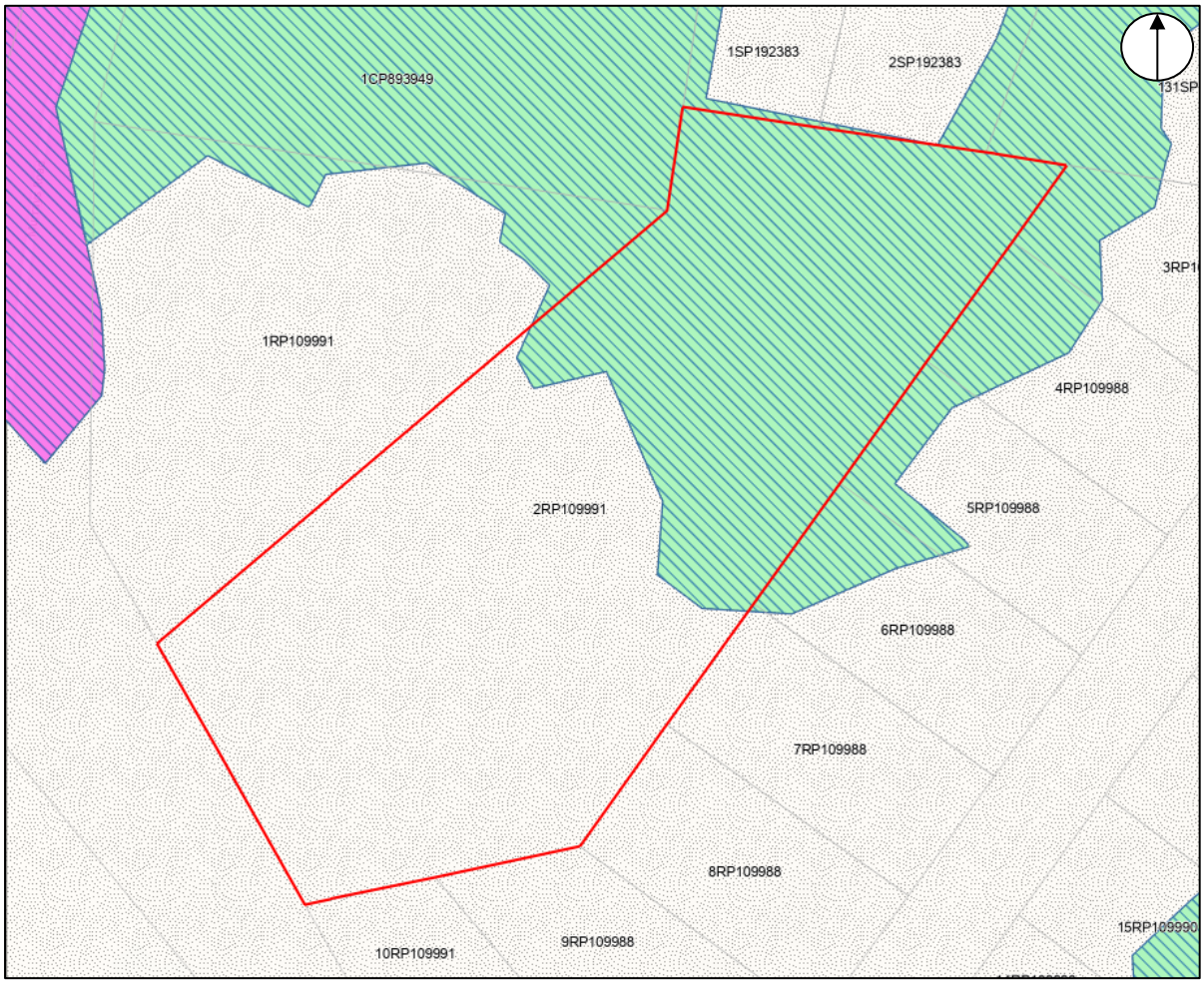

Figure 5: Native Vegetation Clearing (Source - https://sppims-dams.dsdilgp.qld.gov.au/dams)



Figure 6: Koala Habita Area (Source - https://sppims-dams.dsdilgp.qld.gov.au/dams)

4 Logan Planning Scheme

The site is located within the confines of Logan City local government area. As such this development application is subject to assessment against the provisions of the *Logan Planning Scheme* (the planning scheme).

4.1 Zoning

The site is included in the Low Density Residential (Small Acreage Precinct) Zone. The site's zoning, in relation to surrounding properties, is illustrated in Figure 7, below. As can be seen all adjoining allotments are included in the same zone with the exception of Murrays Environmental Reserve, located to the northwest of the site.



Figure 7: Zoning Plan (Source – Logan City PD Online)

4.2 Land Use Definition

The proposal is defined as 'Reconfiguring a Lot' under the provisions of the *Planning Act 2016*.

4.3 Level of Assessment

Provided below is an extract from Table 5.6.1 Reconfiguring a Lot:

Zone	Level of Assessment	Assessment criteria
Low Density Residential Zone	Code Assessment	
	If - e. in the Small acreage precinct, all proposed lots are 2,000m^2 or greater; Note - The minimum rear lot area is clear of the access strip.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment	The planning scheme

Given the proposed development intends to create allotments less than 2,000m^2, pursuant to the Act and the planning scheme, the development application is subject to Impact Assessment.

4.4 Overlays

The site is affected by several planning scheme overlays. Each overlay is addressed in the following table:

Overlay	Comment
Potential and Actual Acid Sulfate Soils	Noted. The extent of proposed earthworks is not envisaged to trigger assessment against the provision of this code. Council is requested to set any reasonable and relevant requirement as a condition of development approval.
Primary Vegetation Management Area	Pursuant to the planning scheme, the site is mapped within the Primary vegetation management area. Approximately 2,133m^2 of native vegetation on site will be removed to facilitate the development. A financial offset has been proposed to compensate for this loss. Further discussion is provided in Attachment 5 to this report.
Bushfire Hazard	Included as Attachment 6 to this report is a Bushfire Hazard Assessment and Management Plan prepared by Green Tape Solutions.
Flood Hazard	This Code is addressed as part of the Civil Engineering Assessment Report prepared by HCE Engineers and included as Attachment 3 to this report.
Landside Hazard and Steep Slope Area	Noted. The design of the subdivision has aimed to minimise any impact upon mapped step slope areas. The extent of proposed earthworks is not envisaged to trigger assessment against the provision of this code. Council is requested to set any reasonable and relevant requirement as a condition of development approval.
Residential Overlay	Complies. The proposed development is for residential purposes.

4.5 Codes

As identified above the proposal is subject to assessment against the planning scheme as a whole. The critical development codes applicable to this application are addressed, below:

Code	Applicant's Response
Filling and excavation code	This Code is addressed as part of the Civil Engineering Assessment Report prepared by HCE Engineers and included as Attachment 3 to this report.
Infrastructure code	This Code is addressed as part of the Civil Engineering Assessment Report prepared by HCE Engineers and included as Attachment 3 to this report.
Landscape code	Council is requested to set any reasonable and relevant requirement as a condition of development approval.
Reconfiguring a lot code	This Code is addressed in Part 4.5.1, below, and Attachment 2 to this report.
Servicing, access and parking code	Complies. Access to Lots 2 – 9 will be achieved via a 5.50m wide shared crossover and driveway from Murrays Road. Lot 1 will be accessed via a separate crossover from Murrays Road. Maintenance for the bio-retention basin will be achieved via a 3.0m wide crossover from Murrays Road. The proposed location of the shared crossover and individual crossover for Lot 1 has been designed to allow vehicle access to be achieved outside the 1% AEP flood extents. Refuse collection for Lot 1 is proposed to be achieved directly via Murrays Road. Refuse collection for Lots 2 – 9 is proposed to be achieved via the internal shared driveway. A refuse truck turnaround has been provided, on site, to allow the refuse truck to exit in a forward gear.

4.5.1 Reconfiguring a Lot Code

Provided below is an assessment of the proposal against the overall outcomes of the reconfiguring a Lot Code.

Overall Outcome	Applicant's Response
Reconfiguring a lot results in:	
i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;	The proposal complies with this overall outcome. The proposal will result in one residential lot, with a frontage in excess of 17m, fronting Murrays Road.
ii. new lots of appropriate size, shape and dimension with a diverse mix of lots	Noted. A performance outcome is sought for the proposed lot sizes and dimensions. Refer to Attachment 2 for discussion.
iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;	The proposal complies with this overall outcome.
iv. a high quality streetscape, where creating 10 or more lots, that: A. provides for a wide variety of frontages; B. provides for a noticeable variety of frontages; C. avoids a concentration of similar frontages	Noted. Only one residential lot (proposed Lot 1) is proposed to front Murrays Road all other residential lots are rear lots accessed by a common driveway.
v. access easements that: A. are safe and do not adversely affect adjoining premises; B. allow for on-site refuse collection for large rear lot developments;	The proposal complies with this overall outcome. Refer to Attachment 2 for full discussion.
vi. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry;	The proposal complies with this overall outcome.
vii. the protection of the lawfulness of an approved Multiple dwelling.	Not applicable.

5 Conclusion

This planning report has been prepared in support of a Reconfiguring a Lot (Development Permit) for a one lot into nine lots (plus drainage reserve) subdivision of 104-108 Murrays Road, Tanah Merah. The proposal is supported on the following grounds:

- It is consistent with the strategic planning intent and neighbourhood planning aims and objectives for Tanah Merah;
- It improves upon the original conditions associated with the 2008 Approved Plan of Development associated with development application COM/98/2008 (attached);
- It is generally consistent with the applicable provisions of the Reconfiguring a Lot Code;
- It is consistent with the provisions of the applicable overlay codes;
- It will make efficient use of established infrastructure including:
    - reticulated water, telecommunications and electricity,
    - parklands,
    - other utilities, and
    - road network;
- It is responsive to existing site constraints;
- It is consistent with the strategic intent of the *South-East Queensland Regional Plan (Shaping SEQ);* and
- The application has been made in accordance with the requirements for development under the *Planning Act 2016* and DA Rules.

Based on the assessment contained within this report Logan City Council is urged to support this development application, subject to reasonable and relevant conditions.