



OASIS TOWN PLANNING

ACN: 606 198 930

TOWN PLANNING REPORT Reconfiguration of a Lot

Date: 28/04/2025

OASIS Ref: 20240395



Smarter Projects Better Places



Town Planning



Urban Design



Project Coordination

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ABOUT OASIS TOWN PLANNING

Oasis Town Planning Pty Ltd is a professional consultancy which specialises in town planning, land use and property development in Queensland. Our services include town planning advice, property reports, assessment of development opportunities, preparation and lodgement of development applications (DA) for Council approvals and project coordination. We employ local qualified town planners and architects to assist you in every step of your development process and provide you with smarter town planning services and peace of mind. Our planners have the best local planning knowledge and vast experience for dealing with local Councils, we believe your journey with us will be pleasant and trustworthy. We also have a great team working together to achieve goals for our clients, including architect with more than 35 years of experience and award winners, industry leading civil engineers, surveyors and other environmental specialists.



Some examples of our services include:

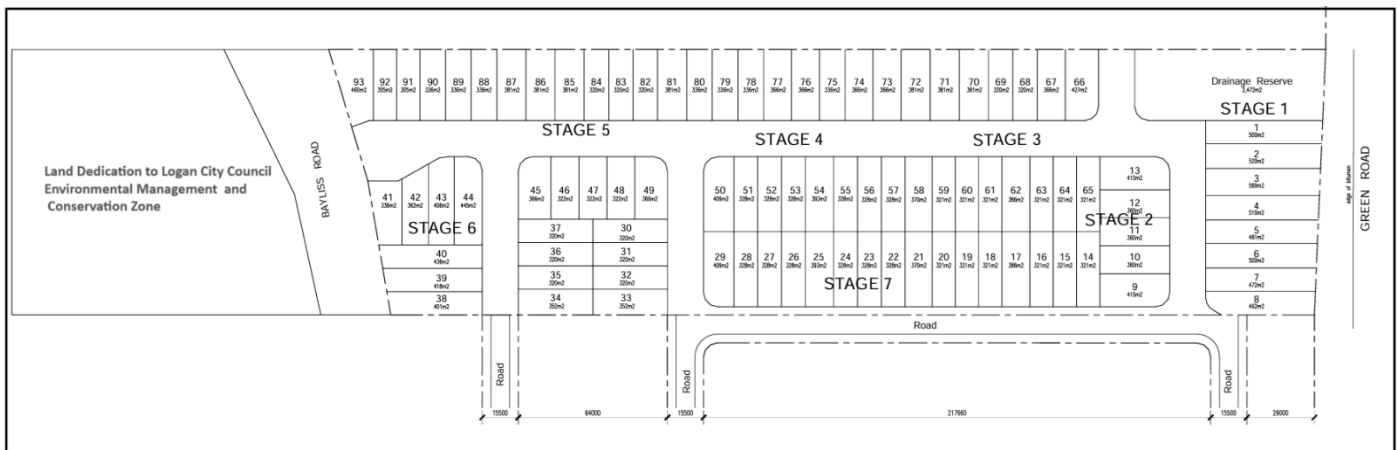
- Preliminary Planning Study and Assessment of Development Potentials
- Material change of use, building work and subdivision development applications
- Specialising in residential development including (but not limited to) dwelling house, dual occupancy and townhouse developments
- Urban and Building Designs
- Town Planning Advice on Strategic Planning, State and Local Planning Schemes
- Project Coordination



OASIS
TOWN PLANNING

Reconfiguration of a Lot (1 Lot into 93 Residential Lots + New Road + Drainage Reserve + Land Dedication of the Land within the Environmental Management and Conservation Zone) – Impact Assessment

179-191 Green Road PARK RIDGE QLD 4125



Date: **28/04/2025**

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Signed



Jerome Fang

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- Appendix B- Detailed and Contour Survey Plan by Survey Mark
- Appendix C – Proposed Plan of Subdivision by Oasis Town Planning
- Appendix D – Stormwater Management Plan by HCE Engineers
- Appendix E – Engineering Services Assessment Report by HCE Engineers
- Appendix F - Traffic Engineering Assessment by PTT Traffic and Transport Engineering
- Appendix G – Ecological Assessment Report by ESC Consulting
- Appendix H – Bushfire Mitigation Report by Eldon Bottcher Architect Pty Ltd
- Appendix I - Concept Landscaping Design by Deep Rainforest
- Appendix J - Pre-lodgement meeting Minutes

1.0 Introduction

Oasis Town Planning Pty Ltd has been engaged by the landowners—ACGN Pty Ltd, Zenhung Pty Ltd, and OM Vibes Pty Ltd to prepare this town planning report in support of an application for a Development Permit for Reconfiguring a Lot (1 lot into 93 lots), including new road construction, a drainage reserve, and land dedication for environmental management and conservation purposes. The subject site is located at 179–191 Green Road, Park Ridge QLD 4125, within the Logan City Council area, and is more accurately described as Lot 4 on SP335824.

The development site is located within the Park Ridge General Planning Layout Area and the Low Density Residential Zone (Small Lot Precinct) of the Scheme. The subject land is surrounded by an established residential small-lot subdivision.

The site has frontage to Green Road to the north and is currently improved with a low-set timber dwelling and associated outbuildings, all of which are proposed to be removed to facilitate the subdivision. The land has a total area of approximately 60,090m². The proposal involves the creation of ninety-three (93) new allotments to be delivered over seven (7) stages. The development excludes the southern portion of the site, which is zoned for Environmental Management and Conservation and is proposed to be dedicated to Logan City Council. The proposed development represents an appropriate and orderly expansion of the future urban area, demonstrating strong integration with surrounding development in terms of infrastructure provision, residential density, and land use pattern.

This report is accompanied by and should be read in conjunction with the following plans and technical reports:

Appendix A – Code Assessment by Oasis Town Planning

Appendix B- Detailed and Contour Survey Plan by Survey Mark

Appendix C – Proposed Plan of Subdivision by Oasis Town Planning

Appendix D – Stormwater Management Plan by HCE Engineers

Appendix E – Engineering Services Assessment Report by HCE Engineers

Appendix F - Traffic Engineering Assessment by PTT Traffic and Transport Engineering

Appendix G – Ecological Assessment Report by ESC Consulting

Appendix H – Bushfire Mitigation Report by Eldon Bottcher Architect Pty Ltd

Appendix I - Concept Landscaping Design by Deep Rainforest

Appendix J - Pre-lodgement meeting Minutes

1.1 An overview of the Site and Application Details

Site Details	
Address	179-191 Green Road PARK RIDGE QLD 4125
Dimensions	Refer to Contour and Detailed survey 113.90m x 428m
Real Property Description	Lot 4 SP 335824
Previous Approval	N/A
Current Use	Single Dwelling House and Outbuildings
Easements	N/A
Land Size	60,090m ²
Zoning	Low density residential Zone & Environmental Management and Conservation Zone
Precinct	Small Lot
Local Plan	N/A
Applicable Overlay	Primary vegetation management area Secondary vegetation management area Environmental management and conservation area Biodiversity corridor Local and state environmental significance - Polygons Bushfire hazard - Medium potential Bushfire hazard - Potential impact buffer area High flood risk area Moderate flood risk area Low flood risk area Landslide >= 15% slope Residential overlay Transport noise corridor - Local government
State Assessment and Referral Agency Mapping	Urban footprint Water resource planning area boundaries Native vegetation clearing
Application Details	
Landowner	Green ACGN Pty Ltd, Zenhung Pty Ltd, and OM Vibes Pty Ltd
Development Application	<ul style="list-style-type: none"> Reconfiguring of a Lot 1 Lot into 93 Lots plus New Road, Drainage Reserve and Land dedication over Seven (7) development stages
Level of Assessment	Impact assessable
Public Notification	Yes 15 business days
Referral(s)	Not applicable
Applicant	Green ACGN Pty Ltd, Zenhung Pty Ltd, and OM Vibes Pty Ltd

2.0 SITE CHARACTERISTICS

2.1 EXISTING LAND USE

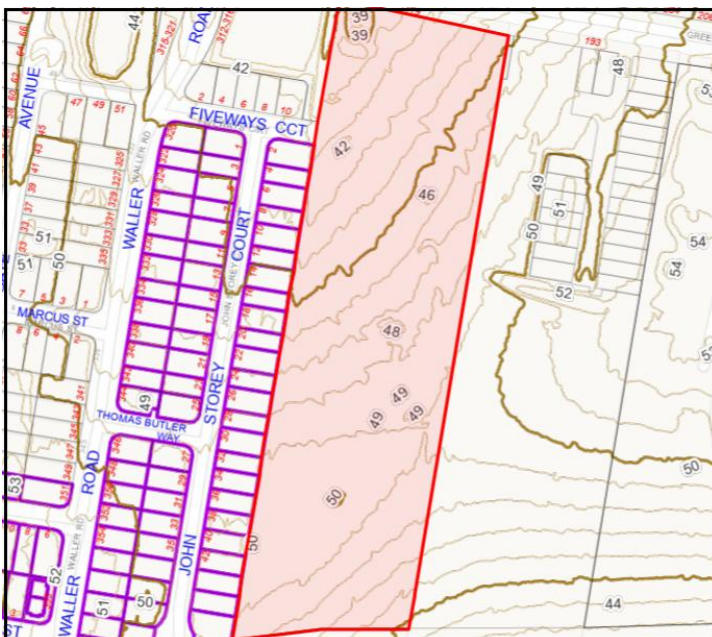
The subject land is improved by a lowset dwelling house and outbuildings. The Existing dwelling and outbuildings will be removed to facilitate the proposed development.



(Figure 1: Site Photos)

2.2 TOPOGRAPHY

The site slopes gradually from the southern half of the block toward Green Road and Bayliss Road, with contour levels ranging between 39.0 metres and 50.0 metres.

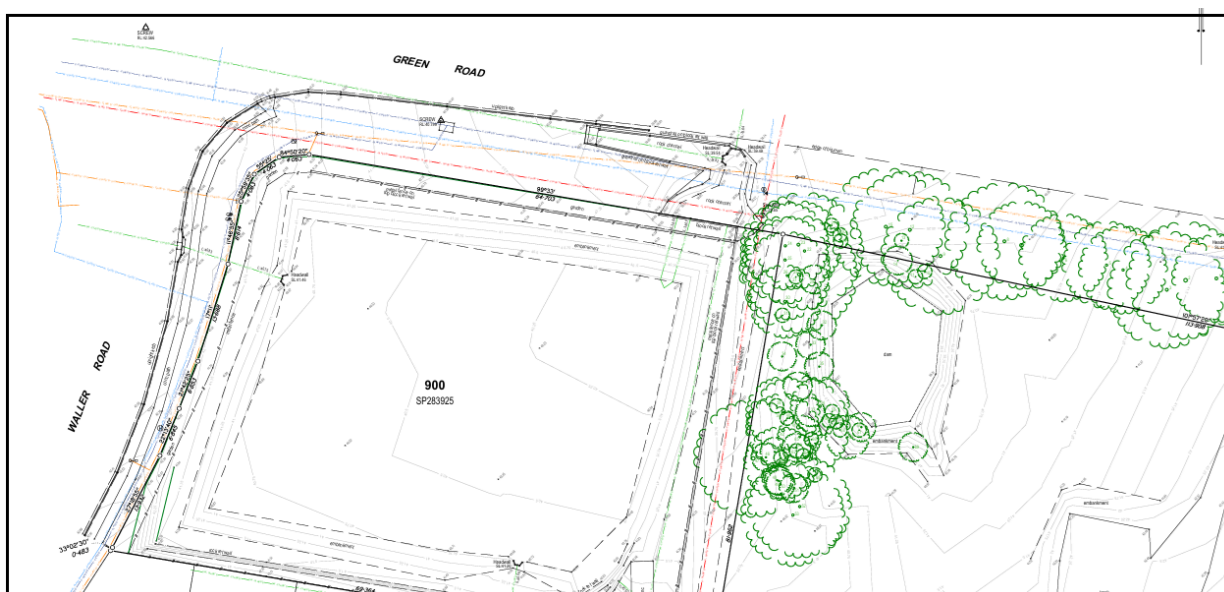


(Figure 2: LCC PD Hub – Contour 0.5m)

2.3 SITE SERVICES (WATER, SEWER, ELECTRICITY AND COMMUNICATION)

Reticulated drinking water and stormwater infrastructure are available to the site on Green Road. There is an existing sewerage main within the verge of Green Road and it is proposed to extend this sewerage main to service each lot. There is an existing water main near the western boundary from the recent development (OW/2147/2016) provided to the development site of adequate size, which will be used to service the development.

An aerial imagery search has identified that there are currently overhead electrical cables which run in close proximity to the subject site, including: Overhead electrical infrastructure running parallel along same side of Green Road. According to DBYD information there are communication services in close vicinity to the site. Referring to Appendix C- Detailed and Contour Survey Plan by Survey Mark.



(Figure 3: Contour and Detailed Survey of the Site and Road Reserve)

2.4 VEGETATION

The site is a gently undulating landscape predominately comprising bushland and large allotments to the south of Green Road which are progressively being subdivided and low density residential subdivisions to the north. All vegetation on the site is proposed to be removed.

2.5 PLANNING CONTEXT AND APPROVAL HISTORY OF THE SURROUNDING DEVELOPMENT

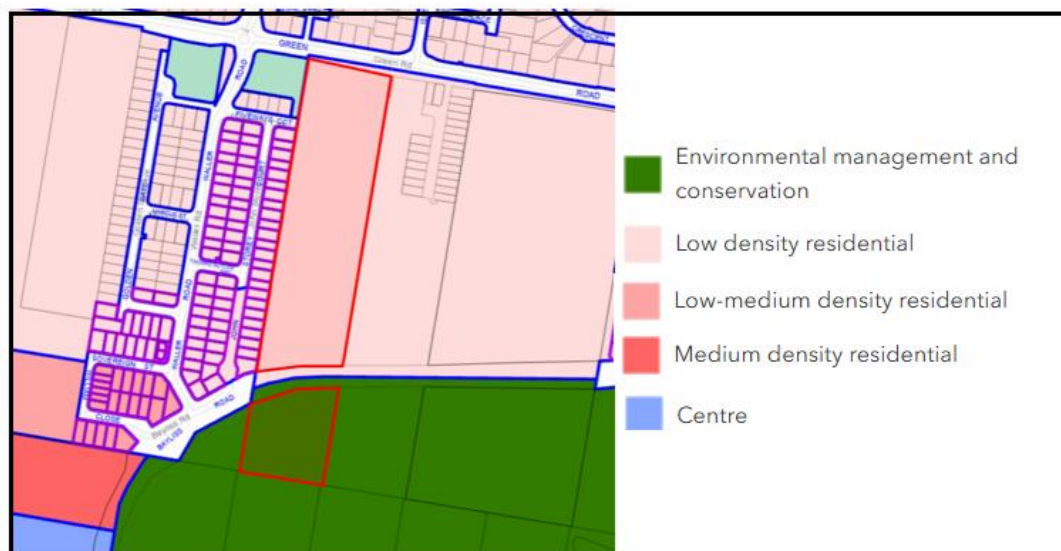
The subject site is situated within Park Ridge, which is a rural residential suburb within the Logan City with essential services including community open spaces, public schools, health care services, community services and public transport. The land is located approximately 3.0km north east to the Park Ridge Town Centre. Public open space such as Sunrise Park is located approximately 500m west. Bus services such as Route 543 & 560 are conveniently located on Green Road, approximately 150m east to the site. The land has a total

site area of 60,090m² and a frontage of approximately 113.9m to North Road to the north. Vehicular access to the site is currently via an unsealed VXO from Green Road.

The subject site is located within the Low density residential zone (small lot precinct) and Environmental management and conservation zone south of Bayliss Road. It is also within the Park Ridge Land Use Area, which has designated the land for Low density residential purpose. The development site is adjoined by existing developed residential communities to the west (RL/129/2015) and an approved residential subdivision to the east (currently under construction- RL/94/2015).



(Figure 4: Planning Context and Site Location)

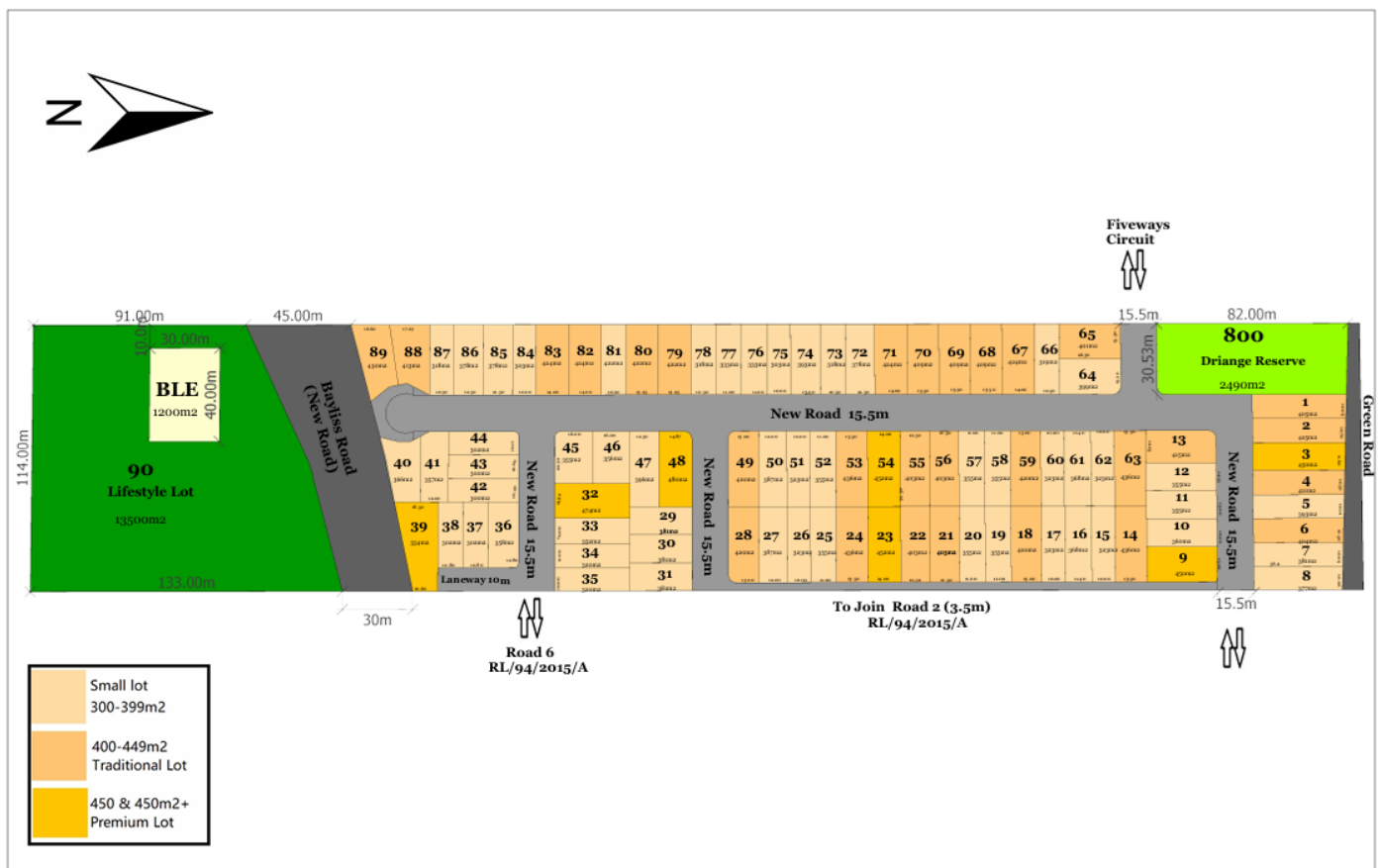


(Figure 5: LCC Zoning Map)

3.0 Proposal

3.1 FIRST PRE-LODGE MENT ADVICE (PLM/147/2024)

A Pre-lodgement was undertaken on 18 June 2024 for a development proposal to reconfigure a lot (1 into 90 lots plus new road and drainage reserve). The proposal within the northern (Small lot precinct) portion of the site was considered generally consistent with the Land Use Area Plan for Park Ridge in terms of density and is supported in principle by Council’s Planning Officers, subject to an amended road layout demonstrating improved connectivity and alignment with the adjoining approved development subject to providing individual lot size and frontage width breakdown as well as further details upon a formal development application. Nevertheless, an additional residential lot within the Biodiversity Corridor and Environmental management and conservation zone is not supported.

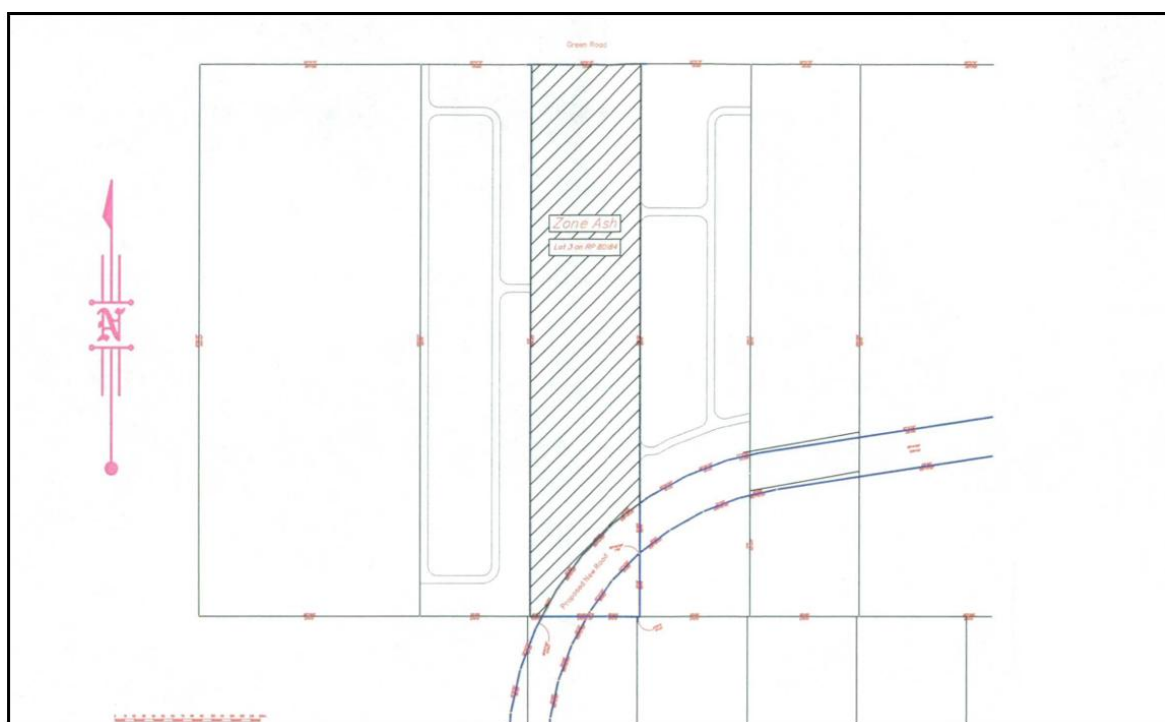


(Figure 6: Proposed Concept Plan of Subdivision for the Pre-lodgement meeting, Prepared by Oasis Town Planning)

3.2 The Proposal

3.2.1 GENERAL TOWN PLANNING JUSTIFICATION

The proposal seeks approvals for subdividing the subject site into ninety-three (93) new allotments to be delivered over seven (7) stages. The development excludes the southern portion of the site, which is zoned for Environmental Management and Conservation and is proposed to be dedicated to Logan City Council. The site is currently improved by a large dwelling house and a number of outbuildings which will all be removed to facilitate the proposed reconfiguring. The proposed development has been designed and planned to be compatible with the adjoining development (RL/129/2015) to the east, particularly road network and access. The proposed development will connect to the existing residential community to the west via Fiveways Circuit. The Structure Plan (Of the immediate area) was provided as part of the Development Application RL/129/2015 has indicated how the proposed development could facilitate connections to the broader area. Referring to Figure 7.



(Figure 7: Structural Plan submitted as part of RL/129/2015, Prepared by Roy Somerville Surveys)

The proposed development will comprise of new allotments ranging in size from 305-569m² which has the ability to facilitate a range of housing types. The proposed average and minimum lot size is consistent with the lot sizes found in the adjacent approved development (Refer to Section 3.0) and prescribed requirements in Table 9.4.6.3.2- Reconfiguring a Lot. The proposed development has achieved 15.48 dwellings/ha, which is consistent (much lower) with the maximum net density requirement in the small lot precinct of the Low density residential zone.

3.2.2 INDIVIDUAL LOT SIZE BREAKDOWN

The proposed development involves subdividing the subject land to establish Ninety-three (93) new residential lots, new road, drainage reserve over Seven (7) development stages. Referring to Appendix C – Proposed Plan of Subdivision.

A summary of the proposed individual lot size and frontage breakdown is provided in table below.

Individual lot size and frontage breakdown

Lot Number	Frontage(m)	Size (m ²)
1	10.90	500
2	10.50	520
3	11.60	569
4	10.50	510
5	10.00	481
6	10.50	500
7	10.00	472
8	10.20	462
9	Corner	415
10	12.00	360
11	12.00	360
12	12.00	360
13	Corner	415
14	10.00	321
15	10.00	321
16	10.00	321
17	12.00	386
18	10.00	321
19	10.00	321
20	10.00	321
21	11.52	370
22	10.22	328
23	10.22	328
24	10.22	328
25	12.20	393
26	10.22	328
27	10.22	328
28	10.22	328
29	Corner	409
30	10.00	320
31	10.00	320
32	10.00	320
33	11.00	352
34	11.00	352
35	10.00	320
36	10.00	320
37	10.00	320
38	10.00	401
39	10.00	418
40	10.00	436
41	11.27	336
42	11.50	362

43	11.00	406
44	Corner	445
45	Corner	366
46	12.00	322
47	12.00	322
48	12.00	322
49	Corner	366
50	Corner	409
51	10.22	328
52	10.22	328
53	10.22	328
54	12.22	393
55	10.22	328
56	10.22	328
57	10.22	328
58	11.52	370
59	10.00	321
60	10.00	321
61	10.00	321
62	12.00	386
63	10.00	321
64	10.00	321
65	10.00	321
66	Corner	427
67	12.00	366
68	10.50	320
69	10.50	320
70	12.50	381
71	12.50	381
72	12.50	381
73	12.00	366
74	12.00	366
75	11.00	336
76	12.00	366
77	12.00	366
78	11.00	336
79	11.00	336
80	11.00	336
81	12.50	381
82	10.50	320
83	10.50	320
84	10.50	320
85	12.50	381
86	12.50	381
87	12.50	381
88	11.00	336
89	11.00	336
90	11.00	336
91	10.00	305
92	10.00	305
93	11.50	460

The proposed lot size of the development is generally consistent with the requirements for reconfiguring a lot in the small lot precinct of the Low density residential zone under Table 9.4.6.3.2 of the Reconfiguring a Lot Code. The proposed minimum lot size is greater than 300m² with a frontage width greater than 10m. The proposed layout has implemented the principles and recommendations of the Planning Scheme Policy 8 – Urban Design (PSP8). The development is considered to provide a greater mixture of lot sizes, lot frontage widths and lot and road layout to ensure good connectivity to adjoining sites (to the east).

The proposed development includes a diverse mix of lot sizes that avoids concentrations of smaller similar lots. The development proposes a maximum of three lots in a row with the same frontage width. The purpose and overall outcomes of the Low density residential zone code is to provide for a variety of low density dwelling types that contribute to the visual amenity of the residential streetscape. The built form of the small lot precinct of the Low density residential zone will be maintained by the established lot mix. As such, future residential amenity and character of the area will be established and enhanced in accordance with the planning intent of small lot precinct of the Low density residential zone and surrounding approved development. The proposed lot size and configuration are considered highly consistent with the adjacent approved development. Referring to Section 3.0.

3.2.3 ROAD NETWORK AND ACCESS

The proposed development will provide 15.5m wide urban access roads (Public) throughout the entire development site. The proposal will provide connections/continuations to the future urban access roads over the immediate adjoining site to the east and west. The current single vehicular access to the site from Green Road will be removed and closed. Direct driveway access to all proposed allotments is via the internal urban access roads.

3.2.4 DEVELOPMENT SEQUENCING

The proposed development involves Seven stages.

	350-399m ²	400 – 569m ²	Total
Stage 1	0	Drainage + 8	8
Stage 2	4	2	6
Stage 3	13	1	14
Stage 4	16	1	17
Stage 5	13	3	16
Stage 6	13	3	16
Stage 7	15	1	16
Percentage	88.2%	11.8%	93



(Figure 8: Staging Plan)

3.2.5 WATER AND SEWER RETICULATION

Reticulated drinking water is available to the site on Green Road. There is an existing sewerage main within the verge of Green Road and it is proposed to extend this sewerage main to service each lot. There is an existing water main near the western boundary from the recent development (OW/2147/2016) provided to the development site of adequate size, which will be used to service the development.

Referring to Appendix E – Engineering Services Assessment Report by HCE Engineers.

3.2.6 STORMWATER MANAGEMENT

Site runoff is to be managed in accordance with the Infrastructure Code. It is proposed to discharge all of the subject site north of Bayliss Road to the detention basin, which will be conveyed towards the existing concrete headwall within the verge of Green Road. Surface flows within, and south of Bayliss Road are to continue as per existing conditions. Site runoff is to be lawfully discharged to the proposed combined detention basin, which discharges towards the headwall within Green Road. Referring to Appendix D – Stormwater Management Plan by HCE Engineers.

3.2.7 REFUSE LOCATION AND MANAGEMENT

Refuse and recycling bins for the proposed new allotments will be collected from the kerb side of internal new roads. A cul-de-sac is proposed adjacent to Lots 41 and 93. This treatment has been designed consistently with Council’s minimum standards and would adequately cater for refuse collection vehicle (RCV) turnaround, as demonstrated in the attached swept path drawings.

Referring to Appendix F - Traffic Engineering Assessment by PTT Traffic and Transport Engineering.

4.2.8 EARTHWORKS

The proposed earthworks are designed in accordance with 9.4.2 Filling and excavation code. Referring to Appendix E – Engineering Services Assessment Report by HCE Engineers.

4.2.9 VEGETATION CLEARING

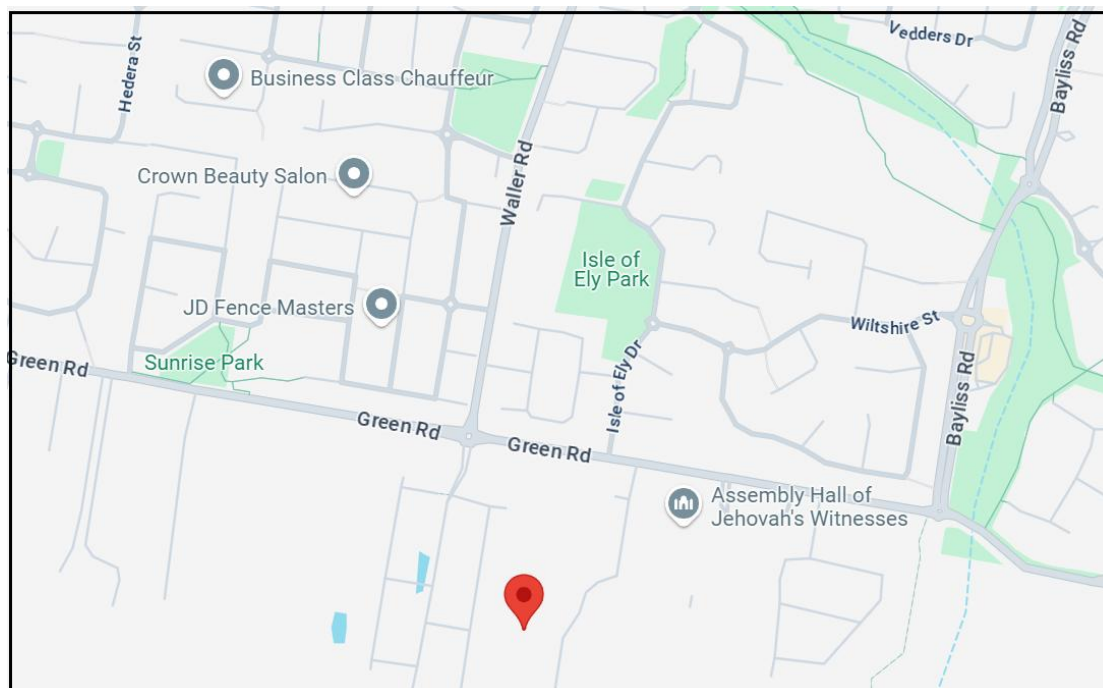
The subject site is partially located within the Primary vegetation management area mapping of the Biodiversity areas overlay code. A detailed ecological assessment has been undertaken. While the proposed development is expected to have a minor impact on the ecological values of the site, the proposed provision of a Financial Settlement to compensate for these impacts is consistent with the intent of the *Planning Scheme*. A Financial Settlement can contribute to other conservation initiatives in Logan in an area more suitable for conservation, with greater connectivity equivalent habitat values.

Referring Appendix G – Ecological Assessment Report by ESC Consulting.

4.2.10 PARK INFRASTRUCTURE

A local recreation park is not required to be provided as part of this development, however a contextual analysis has been included in the section below.

Park Name	Approximate Distance and direction from subject site	Type of Park
Sunrise Park	500m northwest of subject site	Local Parkland
Isle of Ely Park	195m North of subject site	Corridor Park



(Figure 9: Google Map)

4.2.11 LANDSCAPING

A landscaping site Analysis and landscape concept plan have been prepared in accordance with Planning Scheme Policy 5 – Infrastructure.

Referring to Appendix J - Concept Landscaping Design by Deep Rainforest.

4.2.12 TRAFFIC IMPACT STATEMENT

A Traffic Impact Statement has been prepared in accordance with the Service, Access and Parking Code. The statement concludes that the traffic generated by the proposed development will not significantly impact the operational level of service of the Green Road network.

Referring to Appendix F - Traffic Engineering Assessment by PTT Traffic and Transport Engineering.

4.0 ASSESSMENT OF THE APPLICATION

4.1 PLANNING ACT 2016

The Planning Act 2016 (the Act) and supporting legislation replaced the Sustainable Planning Act 2009 on 3rd July 2017. The legislation establishes the framework of planning instruments that supports the operation of the planning system.

4.2 STATE PLANNING POLICY

A single State Planning Policy (SPP) was introduced by the Department of State Development, Infrastructure and Planning on the 2 December 2013 and was most recently amended on the 3 July 2017. The SPP defines Queensland Government's policies about matters of state interest in land use planning and development. The SPP expresses the state's interests in land use planning and development. Part E of the SPP outlines the state interest policies and assessment benchmarks to express the outcomes for planning and development, and underpin the overarching state interest. The Logan Planning Scheme 2015 appropriately advances the relevant aspects of the SPP (State interest policies and assessment benchmarks). The proposed development has been assessed against the current provisions of the SPP. It has determined that the proposed development is NOT subject to the assessment benchmark requirements for the matters of State interests.

State Interests	Response Required
Housing supply and diversity	No
Liveable communities	No
Agriculture	No
Development and construction	No
Mining and extractive resources	No
Tourism	No
Biodiversity	No
Coastal environment	No
Cultural heritage	No
Water quality	No
Emission and hazardous activities	No
Natural hazard, risk and resilience	No
Energy and water supply	No
Infrastructure integration	No
Transport infrastructure	No
Strategic airports and aviation facilities	No
Strategic ports	No

4.3 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017

The subject site is included in the Urban Footprint of the South East Queensland Regional Plan 2017. The proposed use is an urban activity and therefore considered consistent with the Regulatory Provisions. The South East Queensland Regional Plan 2017 (the Plan) identifies the need to accommodate the majority of new growth within existing urban areas through encouraging higher densities in areas that are well serviced by services, facilities and public transport, with the redevelopment of existing centres presenting infill opportunities. By 2041 approximately 89,900 additional dwellings will be needed to house Logan’s expected population growth and demographic change. Consolidation (Previously defined as infill) in existing urban areas will accommodate approximately 19,900 additional dwellings. The Planning Scheme, specifically the strategic framework, appropriately advances the SEQ Regional Plan as it applies in the planning scheme area. Therefore, no further assessment has been undertaken against the provisions of the SEQ Regional Plan.

4.4 PLANNING REGULATION 2017

Schedule 9 and 10 of the Planning Regulation 2017 (“the Regulation”) set out the triggers for assessable development, the category of assessment required, and the relevant Assessment Benchmarks. The proposed development does not trigger assessable development under Schedule 10 of the Regulation.

4.5 REFERRAL AGENCY

The proposed development does not trigger referral to SARA as a concurrence agency. The subject site does not trigger referral to an advice agency either.

4.6 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the chief executive is the assessment manager or a referral agency. No SDAPs are relevant to the proposed development in this instance.

4.7 ASSESSMENT AGAINST LOGAN PLANNING SCHEME 2015

The Logan Planning Scheme 2015 V9.1 (“The Planning Scheme”) is the main Local Categorising Instrument applicable to the proposed development.

4.7.1 CATEGORY OF ASSESSMENT

In accordance with Schedule 2 of the Planning Act 2016, the proposed subdivision falls under the definition of ‘Reconfiguring a lot’:

“Reconfiguring a lot means—

- (a) creating lots by subdividing another lot; or
- (b) amalgamating 2 or more lots; or
- (c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or

(d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—

(i) a lease for a term, including renewal options, not exceeding 10 years; or

(ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or

(e) creating an easement giving access to a lot from a constructed road.

Determination of the Category of Assessment is through sequential consideration of zoning, local or neighbourhood plans (where applicable) and overlays (where applicable). The resulting highest Level of Assessment will apply. For this application, the Category of Assessment is as follows.

Component of the Planning Scheme	Category of Assessment
Zone	
Low density residential Zone (Small lot precinct)	Code Assessment Lots greater than 300m2
Environmental Management and Conservation	Impact Assessment for land less than 100ha
Local Plan	
N/A	N/A
Overlays	
Primary vegetation management area Secondary vegetation management area Environmental management and conservation area Biodiversity corridor Local and state environmental significance - Polygons Bushfire hazard - Medium potential Bushfire hazard - Potential impact buffer area High flood risk area Moderate flood risk area Low flood risk area Landslide >= 15% slope Residential overlay Transport noise corridor - Local government	No Change
Level of Assessment	Code Assessment

4.7.2 PUBLIC NOTIFICATION

The application is Impact assessable and therefore it require public notification for a period of 15 days.

4.7.3 RELEVANT CODES

The following relevant codes to the proposed development are applicable:

- Low density residential Zone code (Appendix A)

- Biodiversity area overlay code (Appendix G)
- Bushfire hazard overlay (Appendix A)
- Flood hazard overlay code(Appendix E)
- Landscaping code(Appendix A)
- Reconfiguring a lot code(Appendix A)
- Service, access and parking code(Appendix A)
- Filling and excavation code(Appendix E)
- Infrastructure code(Appendix E)

4.7.3.2 LOW DENSITY RESIDENTIAL ZONE CODE

The subject site is located within the Low density residential zone (small lot precinct). The adjoining land to the east is within the same zone and precinct. Land to the north is zoned Low density residential zone – suburban precinct.



(Figure 10: LCC Zoning Map)

4.7.3.3 OVERLAY CODE - BIODIVERSITY

The subject site has been triggered under the Logan Planning Scheme 2015 Biodiversity Areas Overlay Code as a Primary Vegetation Area. A detailed ecological assessment has been prepared in order to development planning and to assist regulatory authorities in the assessment of the site’s ecological values and potential impacts of the development proposal on these values. Referring Appendix G – Ecological Assessment Report by ESC Consulting.

4.7.3.4 OVERLAY CODE – BUSHFIRE HAZARD

The subject site is impacted by bushfire hazard overlay. A site specific bushfire mitigation report has been prepared. Referring to Appendix H – Bushfire Mitigation Report by Eldon Bottcher Architect Pty Ltd.

6.0 CONCLUSION AND KEY PLANNING MERITS

This town planning report has been prepared in support of the Development Permit for Reconfiguring a Lot (1 lot into 93 lots), including new road construction, a drainage reserve, and land dedication for environmental management and conservation purposes over the subject land as the proposed development is consistent with the Purpose and Overall Outcomes of the applicable zone of the Scheme and has generally achieved compliance with all acceptable and performance outcomes of the applicable Codes.

The subject site is considered suitable for greenfield development given the available infrastructures in place and surrounding amenities provided, and it also satisfies the applicable the Strategic framework themes and the intent of the Low density zone and comprises a development that enhances the established residential amenity and locality. The proposed lot mix will provide a variety of housing choices to future residents.

This report demonstrates that the proposed development:

- Complies with the provision and intent of *Southeast Queensland Regional Plan 2017*;
- Complies with the Strategic framework of the *Logan Planning Scheme 2015*;
- Generally complies with the applicable codes and provision of the *Logan Planning Scheme 2015*;
- is compatible with the adjacent development and land use pattern;
- addresses housing shortage within the local community;
- will not compromise the existing and future residential amenity and planning intent of the area;
- will not cause any detrimental impact to any adjoining or nearby properties.

As such, this proposed development is considered appropriate over the subject site and Council's favourable consideration of the application is sought.

