

JFP URBAN CONSULTANTS



PLANNING REPORT

2-38 & Lot 40 Derby Road, Logan Reserve QLD 4133
QLDDEV Pty Ltd

PLANNING REPORT

Proposed Development at
2-38 & Lot 40 Derby Road, Logan Reserve
for
QLDDEV Pty Ltd

B4952-A1-DA1 – Rev A
May 26

JFP Urban Consultants Pty Ltd

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1. EXECUTIVE SUMMARY

JFP Urban Consultants (JFP) have been engaged by QLDDEVD Pty Ltd to prepare and manage a development application over land at 2-38 and Lot 40 Derby Rd, Logan Reserve and described as Lot 6 on RP108311 and Lot 40 on RP108311 (the site). This application seeks approval for the following:

- Development Permit for Reconfiguring a Lot (1 into 2 lot Management Subdivision and extinguishment of Access Restriction Strip (ARS))

This Planning Assessment Report provides details of the proposed development and how the development complies with Council's Planning Scheme and other relevant statutory requirements.

A summary of the significant information pertinent to the site and the proposed development is provided in the following sections.

1.1 SITE DETAILS

TABLE 1: SITE DETAILS

Real Property Description	Lot 6 on RP108311 and Lot 40 on RP108311
Street Address	2-38 & Lot 40 Derby Rd, Logan Reserve QLD 4133
Easements	Nil
Site Area	27,882m ²
Registered Owner	[REDACTED] (2-38 Derby Rd) Logan City Council (Lot 40 Derby Rd)
Local Government	Logan City
Division	Division 8
South East Queensland Regional Plan 2023 Classification	Urban Footprint
Planning Scheme	Logan Planning Scheme 2015 v9.2 (Planning Scheme)
Land Use Area	Logan Reserve
Land Use Area Classification	Low Density Residential (Village Precinct)
Zone Classification	Emerging Community
Neighbourhood Plan	Not Applicable
Applicable Council Overlays	Biodiversity Areas Overlay <ul style="list-style-type: none"> • Primary Vegetation Management Area • Secondary Vegetation Management Area • Matters of Local and State Environmental Significance Bushfire Hazard Overlay <ul style="list-style-type: none"> • Medium Potential • Potential Impact Buffer Landslide Hazard and Steep Slope Overlay <ul style="list-style-type: none"> • Equal to or greater than 15 percent slope hazard area Transport Noise Corridors Overlay <ul style="list-style-type: none"> • Local Road (Chambers Flat Road)
Level of Assessment	Impact
Public Notification	15 business days
Environment Protection & Biodiversity Conservation Act 1999 (EPBC Act)	The site is not identified as containing protected matters under the EPBC Act
Nature Conservation Act 1992	The site is identified as being a 'High Risk Area' under the Protected Plants Flora Survey Trigger Mapping.
State Planning Policy (SPP) Mapping	Biodiversity <ul style="list-style-type: none"> • MSES – Regulated vegetation (category B)

	<ul style="list-style-type: none"> • MSES – Regulated vegetation (essential habitat) • MSES – Regulated vegetation (category C) • MSES – Wildlife habitat (koala habitat areas – core) • MSES – Wildlife habitat (endangered or vulnerable) <p>Natural Hazards Risk and Resilience</p> <ul style="list-style-type: none"> • Flood hazard area – local government flood mapping area • Bushfire prone area <p>Water Quality</p> <ul style="list-style-type: none"> • Climatic regions – stormwater management design objectives
Development Assessment Mapping System (DAMS)	<p>Native Vegetation Clearing</p> <ul style="list-style-type: none"> • Regulated vegetation management map (Other vegetation categories) <ul style="list-style-type: none"> ○ Category C on the regulated vegetation management map ○ Category X on the regulated vegetation management map • Vegetation management coastal and non-coastal bioregions and sub-regions <ul style="list-style-type: none"> ○ Coastal bioregions and sub-regions • Essential habitat • Regulated vegetation management map (Category A and B extract) <ul style="list-style-type: none"> ○ Category B on the regulated vegetation management map • Vegetation management regional ecosystem map <ul style="list-style-type: none"> ○ Category A or B area containing endangered regional ecosystems ○ Non remnant <p>Water Resources</p> <ul style="list-style-type: none"> • Water resource planning area boundaries
Referral Agencies	Please refer to section 1.4 for further details.

1.2 APPLICATION DETAILS

TABLE 2: APPLICATION DETAILS

Applicant	QLDDEV Pty Ltd C/- JFP Urban Consultants Pty Ltd
Application Type	Development Permit for Reconfiguring a Lot (1 into 2 lot Management Subdivision and extinguishment of Access Restriction Strip (ARS))

1.2.1 APPLICABLE LEGISLATION

This application has been prepared in accordance with the requirements of the *Planning Act 2016* (the Act), the *Planning Regulation 2017* (the Regulation) and the Development Assessment Rules (DA Rules).

1.2.2 LEVEL OF ASSESSMENT & PUBLIC NOTIFICATION

In accordance with Part 5 of the Planning Scheme which categorises the level of assessment, the proposed development is identified as Assessable Development and subject to **Impact Assessment**. As such, public notification of the Development Application will be carried out in accordance with Section 53(4) of the *Planning Act 2016*, the *Planning Regulation 2017* and Part 4 of the Development Assessment Rules. In this instance a public notification period of 15 business days applies.

In accordance with Section 45 of the Act:

- (5) An **impact assessment** is an assessment that—
- (1) 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
 - (2) 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 30 of the Regulation:

- (1) For section 45(5)(a)(i) of the Act, the **impact assessment** must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - (a) the assessment benchmarks stated in—
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme; and
 - (iii) a temporary State planning policy applying to the premises;
 - (b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;
 - (c) if the local government is an infrastructure provider—the local government’s LGIP.
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

1.3 THE PROPOSED DEVELOPMENT

The proposed development can be summarised as follows:

- The proposal involves a 1 into 2 lot Management Subdivision of 2-38 Derby Road, including the extinguishment of Lot 40 (Access Restriction Strip) which will become road reserve.
- The proposed lots are as follows:
 - Lot 1 to the west of the site will contain all existing buildings and structures on 2-38 Derby Road; and
 - Lot 2 will contain the remainder of the site.
- The proposed lot sizes range from 8320m² (Lot 1) to 19350m² (Lot 2).

1.4 REFERRAL AGENCIES

The development application does not trigger referral to the State Assessment and Referral Agency.

1.5 SUPPORTING SPECIALIST REPORTS AND DOCUMENTATION

The development application is made in accordance with and supported by the following plans and specialist reports:

- **Appendix A.** DA Form 1, Title Search and Signed Owner Consents
- **Appendix B.** Code Responses prepared by JFP Urban Consultants
- **Appendix C.** Reconfiguration Plan prepared by JFP Urban Consultants

2. SITE IN CONTEXT

2.1 LAND USE AND AREA CLASSIFICATION

2.1.1 DEVELOPMENT SITE

The site currently contains a Dwelling House and associated outbuildings which are in the western portion of the site. Comprising an area of 27,882m², the site is predominantly rectangular in shape and is in the Emerging Community Zone of the Planning Scheme. The site has a primary frontage to Derby Road and secondary frontage to Chambers Flat Road. Its primary access is via Derby Road. The site is also in the suburb of Logan Reserve, which is approximately 29km south-east of the Brisbane CBD.

The configuration of the site is illustrated below in Figure 1. Figure 2 below demonstrates the site's location relative to Brisbane CBD:

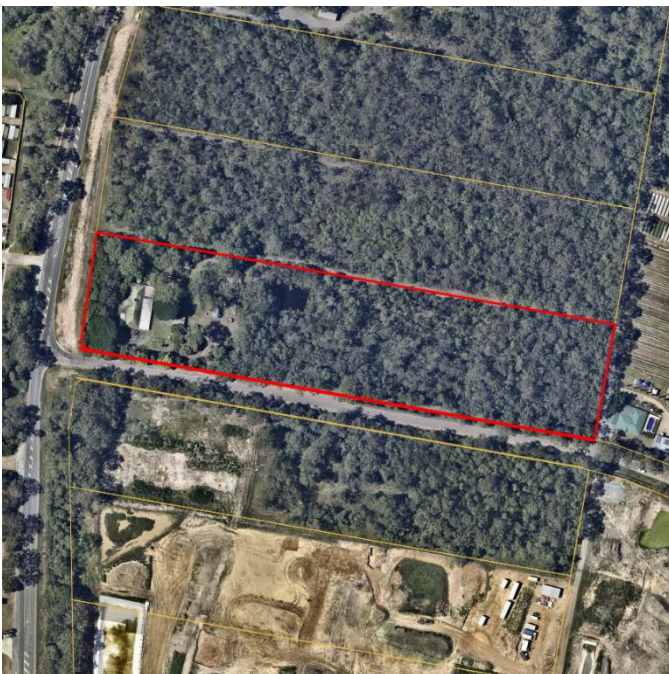


FIGURE 1: SITE AERIAL (SOURCE: NEARMAP, 2025)

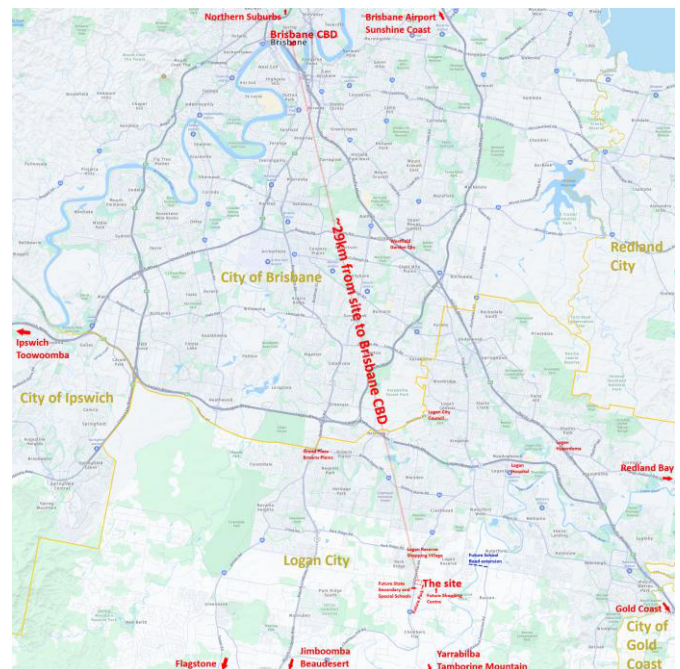


FIGURE 2: LOCATION RELATIVE TO BRISBANE CBD (SOURCE: NEARMAP, 2026)

2.1.2 SURROUNDING LOCALITY

Land in the surrounding locality is primarily in the Emerging Community zone under the Planning Scheme and is supported by a range of community uses, including parks and convenience retail facilities, such as the Logan Reserve Shopping Village. Directly adjoining uses to the subject site are as follows:

- **North** The site to the north is vacant.
- **South** The site to the south contains future State Secondary and Special Schools opening in 2027.
- **East** The site to the east contains a Dwelling House on a large lot, which will contain a park in future.
- **West** The site to the west contains a Relocatable Home Park.

Please refer to the figures below for further details.



FIGURE 3: LOCALITY MAP (SOURCE: NEARMAP, 2025)

2.1.3 SURROUNDING DEVELOPMENT

It is noted that there have been many applications for similar proposals lodged in the area in the past year. A summary of nearby similar applications is provided below:

Application Ref:	Address	Approval Sought
1. RL/17/2023	20 Calume Court, Logan Reserve	Boundary Realignment (2 Lots into 2 Lots)
2. RL/59/2022	1 Mahogany Drive, Logan Reserve	Boundary Realignment (2 Lots into 2 Lots)
3. RL/51/2020	30 Higged Road, Logan Reserve	Reconfiguring a Lot (1 Lot into 2 Lots)
4. RL/7/2021	101-131 Glen Road, Logan Reserve	Reconfiguring a Lot (1 Lot into 2 Lots)

As demonstrated by the above table, the proposed development is in keeping with the current development intents for the area.

2.2 SITE AND ENVIRONMENT DESCRIPTION

2.2.1 TOPOGRAPHY & DRAINAGE PATTERNS

The topography of the site falls from approximately 35m AHD at the site’s frontage to Derby Road to approximately 25m AHD at the site’s north-western corner, refer to Figure 4 below for further details.



FIGURE 4: SITE CONTOURS (SOURCE: QTOPO, 2026)

2.2.2 WATERWAY CORRIDORS, OVERLAND FLOW & FLOODING

Council’s mapping indicates that the site is not subject to any flood risk as demonstrated in the below figure:



FIGURE 2: FLOOD MAPPING (SOURCE: LOGAN CITY COUNCIL, 2026)

2.2.3 ECOLOGICAL MAPPING

2.2.3.1 STATE MAPPING

The site is mapped as potentially containing the following constraints under the relevant State Government ecological mapping. The proposed development addresses the intent of this mapping as follows:

Intent	Response
State Planning Policy Mapping	
<ul style="list-style-type: none"> • MSES - Wildlife habitat (endangered or vulnerable) • MSES - Wildlife habitat (koala habitat areas - core) • MSES - Regulated vegetation (category C) • MSES - Regulated vegetation (essential habitat) • MSES - Regulated vegetation (category B) • Bushfire prone area 	As the proposed development involves a management subdivision with clearing limited to clearance zones around the proposed lot boundaries and no changes to the existing built form, the SPP matters are of limited relevance.
State Assessment & Referral Agency Mapping	
<ul style="list-style-type: none"> • Vegetation management regional ecosystem map <ul style="list-style-type: none"> ○ Category A or B area containing endangered regional ecosystems • Regulated vegetation management map (Category A and B extract) <ul style="list-style-type: none"> ○ Category B on the regulated vegetation management map • Essential habitat • Regulated vegetation management map (Other vegetation categories) <ul style="list-style-type: none"> ○ Category C on the regulated vegetation management map ○ Category X on the regulated vegetation management map • Koala Habitat Area <ul style="list-style-type: none"> ○ Core koala habitat area 	As the proposed development involves a management subdivision with clearing limited to exempted clearing under the <i>Planning Regulation 2017</i> , the provisions of the SARA mapping are of limited relevance. It is noted that the application will not require referral to SARA as mentioned in s1.4 of this Report.

2.2.3.2 NATURE CONSERVATION ACT 1992

The site is identified as being a 'High Risk Area' under the Protected Plants Flora Survey Trigger Mapping. Once the property is developed for urban purposes as anticipated as part of a future application, a site specific flora survey will be required to confirm if Endangered, Vulnerable or Near Threatened (EVNT) plants are located onsite. In accordance with the Nature Conservation Act 1992:

- If the flora survey does not detect any EVNT plants in the clearing impact area or the impacts on EVNT plants can be avoided (i.e. clearing will not take place within 100m of the EVNT plants), a clearing permit is not required but an exempt clearing notification must be submitted to the department within one year of the survey being undertaken and at least one week prior to the clearing commencing.
- If the flora survey identifies the presence of EVNT plants in the clearing impact area, a clearing permit is required before any potential clearing.

The proposed boundary realignment will only involve exempt clearing as per the *Planning Regulation 2017*, so the above provisions are of limited relevance. It is noted that the above will be addressed as part of a future application to develop the premises for urban purposes.

2.2.3.3 LOCAL MAPPING

The site is mapped as containing the following constraints under the Planning Scheme overlay mapping. The proposed development addresses the intent of this mapping as follows:

Intent	Response
Biodiversity Areas Overlay <ul style="list-style-type: none"> • Primary Vegetation Management Area • Secondary Vegetation Management Area • Matters of State Environmental Significance • Matters of Local Environmental Significance 	The proposal is for a management subdivision, and any clearing will be limited to exempt clearing for safety purposes around proposed lot boundaries. The provisions of the Biodiversity Areas Overlay will be more relevant as part of a future application to develop the premises for urban purposes.

2.2.3.4 SITE CONTAMINATION

The site is not identified on either the Contaminated Land Register or Environmental Management Register.

2.2.3.5 HERITAGE

The site is not identified as being or containing matters of State or local heritage significance.

2.3 ACCESS AND MOBILITY

2.3.1 VEHICULAR ACCESS

The site has approximately 79m of frontage onto Chambers Flat Road along its western boundary and approximately 351m of frontage onto Derby Road along its southern boundary. Access to the site is currently gained via a single crossover to Derby Road which then connects to the higher order road network via Chambers Flat and Logan Reserve Roads. This position, when combined with the proposed development's connection to the local road network will ensure convenient access for future residents and emergency vehicles.

2.3.2 PEDESTRIAN, CYCLE AND PUBLIC TRANSPORT

No public bus services currently operate within a comfortable walking distance of the site, with the nearest regular bus services operating at Kensington Fair, Crestmead, which is approximately 4.5km away. It is anticipated that as Logan Reserve develops, bus services near the site will improve.

Pedestrian and cycle pathways will be provided as part of this development to provide connectivity. Please refer to the enclosed plans.

2.4 INFRASTRUCTURE

2.4.1 SERVICES

The site can be serviced by all required urban services and it is anticipated that future urban residential development on the site will be serviced by reticulated water and sewer as part of a separate application. Please refer to the figures below.

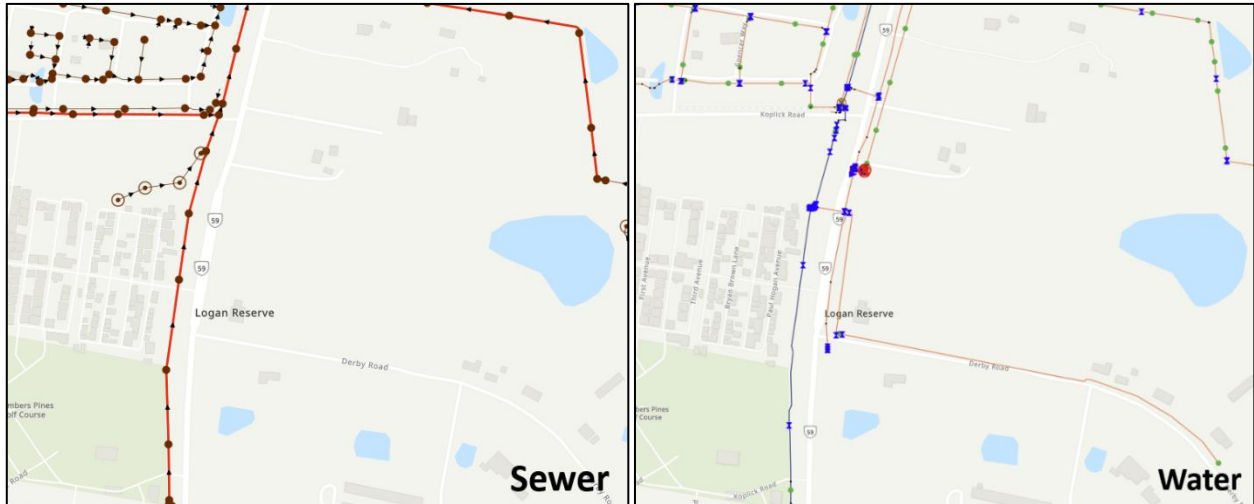


FIGURE 3: SITE SERVICES (SOURCE: LOGAN CITY COUNCIL, 2026)

The site is not connected to the reticulated water and sewer network, however a connection to these services will be provided as the premises are developed for urban purposes. This will be addressed further as part of a separate development application.

2.4.2 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

The subject site is identified as containing or being adjacent to Trunk Infrastructure Items under the Local Government Infrastructure Plan (LGIP) as follows:



FIGURE 4: NEARBY LOCAL GOVERNMENT INFRASTRUCTURE PLAN ITEMS (SOURCE: LOGAN CITY COUNCIL, 2026)

Trunk matters will be further addressed as part of a subsequent development application.

3. SITE HISTORY

The site is currently occupied by a Dwelling House. A review of Council's online records reveals that the site has not been subject to any previous development applications.

3.1 PRELODGEEMENT MEETINGS

A series of Prelodgement meetings have been held with Council on 18 August 2025 (PLM/209/2025) and 25 March 2026 (PLM/57/2026) to discuss the proposed development of the site.

At the latter meeting, Council confirmed that the Access Restriction Strip (ARS) can be extinguished as part of this application as summarised below. The proposed development has been designed to generally accord with the prelodgement advice provided.

Inclusion and extinguishment of Access Restriction Strip (ARS)

- *The removal of the ARS along the site's frontage to Derby Road was discussed during the latter prelodgement meeting. Council have noted that this ARS is to be released as part of any development application and to include this property in the application. Written consent from the Manager of Council's Road Infrastructure Planning Branch is to also be provided upon lodgement of the development application.*

Response

As has been done for similar proposals in Logan, the Access Restriction Strip parallel to Derby Road will be included in this application and owner's consent is sought from the Owner (Logan City Council) for this land to be included in the application. Their signed consent is enclosed as part of this application.

4. THE DEVELOPMENT PROPOSAL

In accordance with Schedule 2, section 6 of the *Planning Act 2016*, the proposed development is defined as follows:

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.

Further details of the proposed development are provided in the following sections of this report.

4.1 PROPOSAL DETAILS

The Applicant for this development proposed development is QLDDEV Pty Ltd. The current registered owners of the site are as follows:

Lot	Owner
Lot 40 on RP108311	Logan City Council
Lot 6 on RP108311	[REDACTED]

Both the Applicant's details and land owner consents are provided in the enclosed DA Form 1 and Signed Owner Consents.

4.1.1 NEW LOTS

The proposed development represents a management subdivision and has been designed to provide attractive and useable lots, capable of accommodating the existing buildings and structures and future development of the site, to be assessed as part of a separate application. The dimensions of the proposed lots are consistent with the relevant Planning Scheme provisions and generally reflect the densities of similar subdivisions in the surrounding area.

Lot 6 on RP108311 will be reconfigured into the following proposed lots:

- Lot 1 is 8320m², and will accommodate the existing Dwelling House and associated outbuildings and structures, and
- Lot 2 is 19350m² and is anticipated to facilitate future urban residential development.

4.1.2 REMOVAL OF ACCESS RESTRICTION STRIP (ARS)

An Access Restriction Strip (ARS) (Lot 40 on RP108311) runs along the entirety of the site's frontage to Derby Road. As proposed Lot 2 has its sole road frontage to Derby Road and Council will not likely support lawful access to Lot 1 via Chambers Flat Road, this ARS is proposed to be extinguished and dedicated as road to enable lawful access for all proposed lots to Derby Road. To facilitate its removal, this property is included as part of this application and signed consent from the owner (Logan City Council) is enclosed with this application.

4.1.3 SERVICING

Existing kerbside refuse collection arrangements will be maintained for proposed Lot 1. As proposed Lot 2 is intended to be further subdivided under a separate application, refuse collection arrangements for that lot will be addressed

under that application. It is not anticipated that proposed Lot 2 will contain an interim use prior to a subsequent subdivision.

4.1.4 STORMWATER AND EARTHWORKS

As the site creates fewer than 6 lots, the stormwater management objectives in the State Planning Policy are not applicable. It is also noted that no earthworks are proposed as part of this development.

4.1.5 URBAN SERVICES

Being a management subdivision, no new or modified service connections are proposed nor required. These can be provided as part of a future application to develop the site for urban purposes.

5. STATUTORY PROVISIONS & ASSESSMENT BENCHMARKS

5.1 STATUTORY ASSESSMENT

5.1.1 PLANNING ACT 2016

The *Planning Act 2016* is the relevant statutory instrument under which, amongst other matters, development applications are assessed by local governments.

5.1.2 STATE PLANNING POLICY

The State Planning Policy (SPP) (July 2017) applies to the development application. Assessment against the State Planning Policy is tabled below.

Mapping	Response
State Planning Policy Mapping	
Biodiversity	<ul style="list-style-type: none"> • Koala Mapping: The provisions are of limited relevance as the site does not propose any additional clearing beyond clearing for safety purposes within the parameters for exempt clearing. • Matters of State Environmental Significance (MSES): The provisions are of limited relevance as the site does not propose any additional clearing beyond clearing for safety purposes within the parameters for exempt clearing.
Water Quality	As the site results in fewer than 6 lots, the State Planning Policy guidelines for water quality are of limited relevance.
Natural Hazards Risk and Resilience	<ul style="list-style-type: none"> • Flood Hazard: Please refer to section 2.2.3.1 of this report for further details. • Bushfire Hazard: Please refer to section 2.2.3.1 of this report for further details.

5.1.3 PLANNING REGULATION 2017

5.1.3.1 SCHEDULE 10: DEVELOPMENT ASSESSMENT (REFERRAL AGENCIES AND STATE DEVELOPMENT ASSESSMENT PROVISIONS)

As no referral agencies have been identified in s1.4 of this Report, the provisions of Schedule 10 are of limited relevance.

5.1.3.2 SCHEDULE 11: ASSESSMENT BENCHMARKS IN RELATION TO KOALA HABITAT IN SEQ REGION

As the proposal will only involve clearing for safety purposes within the exempt clearing parameters, the provisions of Schedule 11 are of limited relevance.

5.1.3.3 SCHEDULE 12A: ASSESSMENT BENCHMARKS FOR PARTICULAR RECONFIGURING A LOT

As the proposal does not involve the creation of new road, the provisions of Schedule 12A are of limited relevance.

5.1.4 REGIONAL PLAN

The site is included within the Urban Footprint under the South East Queensland Regional Plan 2023 (ShapingSEQ). A review of ShapingSEQ indicates that the proposed development accords with the intent of this planning instrument.

5.2 COUNCIL INTERESTS & PLANNING SCHEME

5.2.1 STRATEGIC FRAMEWORK

The site is in the Logan Reserve Land Use Area and a Future Urban Area in the Strategic Framework in the Logan Planning Scheme 2015. In accordance with section 3.3.3.1 of the Planning Scheme:

6. *Logan Reserve is developed in accordance with:*
- a. *the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.8 – Logan Reserve land use area to provide:*
 - i. *a residential community of about 23,000 people;*
 - ii. *neighbourhood centres;*
 - iii. *a range of infrastructure;*
 - iv. *environmental areas and corridors;*
 - v. *an integrated movement network.*
 - b. *a sequence of development approved by the local government that:*
 - i. *provides for the orderly and efficient provision and integration of land use and infrastructure;*
 - ii. *ensures the integrated provision of all infrastructure networks.*

It is noted that the proposed management subdivision accords with the relevant provisions of the Strategic Framework, including the above in relation to the Logan Reserve Land Use Area.

5.2.2 AREA CLASSIFICATION

As indicated in Figure 4, the site is in the Emerging Community zone of the Planning Scheme:

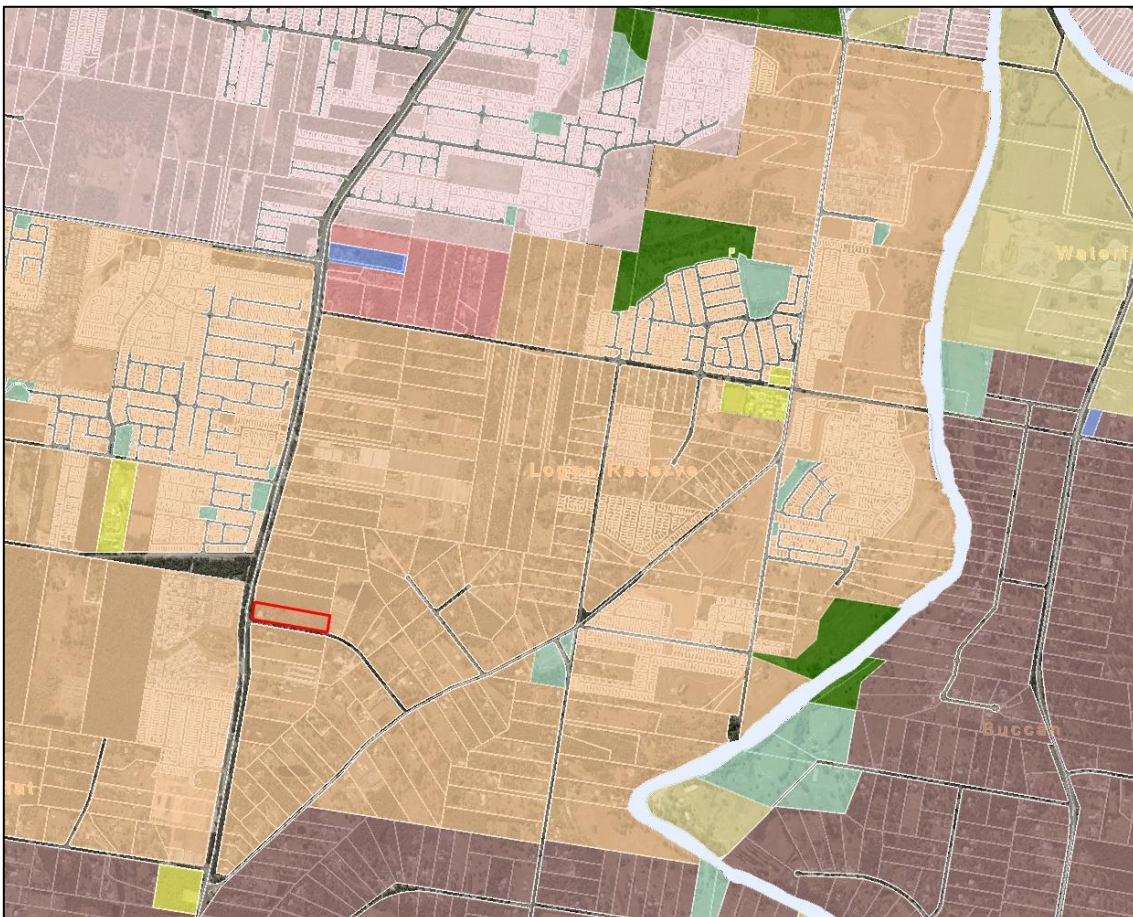


FIGURE 5: ZONING (SOURCE: LOGAN CITY COUNCIL, 2025)

It is noted that there are no assessment provisions in the Emerging Community Zone Code that relate to the proposed development as per s6.2.3.1 of the Emerging Community Zone Code.

5.2.3 OVERLAYS

The site is affected by the following overlays:

Overlay	Applicant Comment
Biodiversity Areas Overlay <ul style="list-style-type: none"> • Primary Vegetation Management Area • Secondary Vegetation Management Area • Matters of Local and State Environmental Significance 	Although the site is wholly covered by these matters, the development proposes a management subdivision and clearing will be limited to that required for safety purposes and will be within the clearing exemptions. As such, the provisions of this overlay are of limited relevance. The matters of this overlay are intended to be addressed under a future development application for urban purposes.
Bushfire Hazard Overlay <ul style="list-style-type: none"> • Medium Potential • Potential Impact Buffer 	Although the site is wholly covered by these matters, lots created as part of this application are not intended to be further developed. As such, a Bushfire Hazard Assessment is not warranted, and the provisions of this overlay are of limited relevance. The matters of this overlay are intended to be addressed under a future development application for urban purposes.
Landslide Hazard and Steep Slope Area Overlay <ul style="list-style-type: none"> • Equal to or greater than 15 percent slope hazard area 	A small portion of the site is subject to this overlay and sub-category which is mapped around an existing dam which will be filled as part of a future application for urban development. Because of this and the fact that no earthworks are required for this proposed management subdivision, the provisions of this overlay are of limited relevance and can be addressed as part of a separate future development application for urban purposes.
Transport Noise Corridors Trigger – Local Roads	Parts of the site near Chambers Flat Road are identified in this overlay, which serves an information purpose and has limited relevance to the proposed development, which does not involve new buildings or structures.

A full assessment against the relevant Overlay Codes is in the enclosed Code Responses prepared by JFP Urban Consultants.

5.2.4 LOGAN RESERVE LAND USE AREA

The entirety of the site is in the Low Density Residential (Village Precinct) under the Logan Reserve Land Use Area map under the Strategic Framework of the current Logan Planning Scheme 2015. The subject proposal will facilitate the future development of the site in accordance with the overall Land Use Plan as applicable at the time.

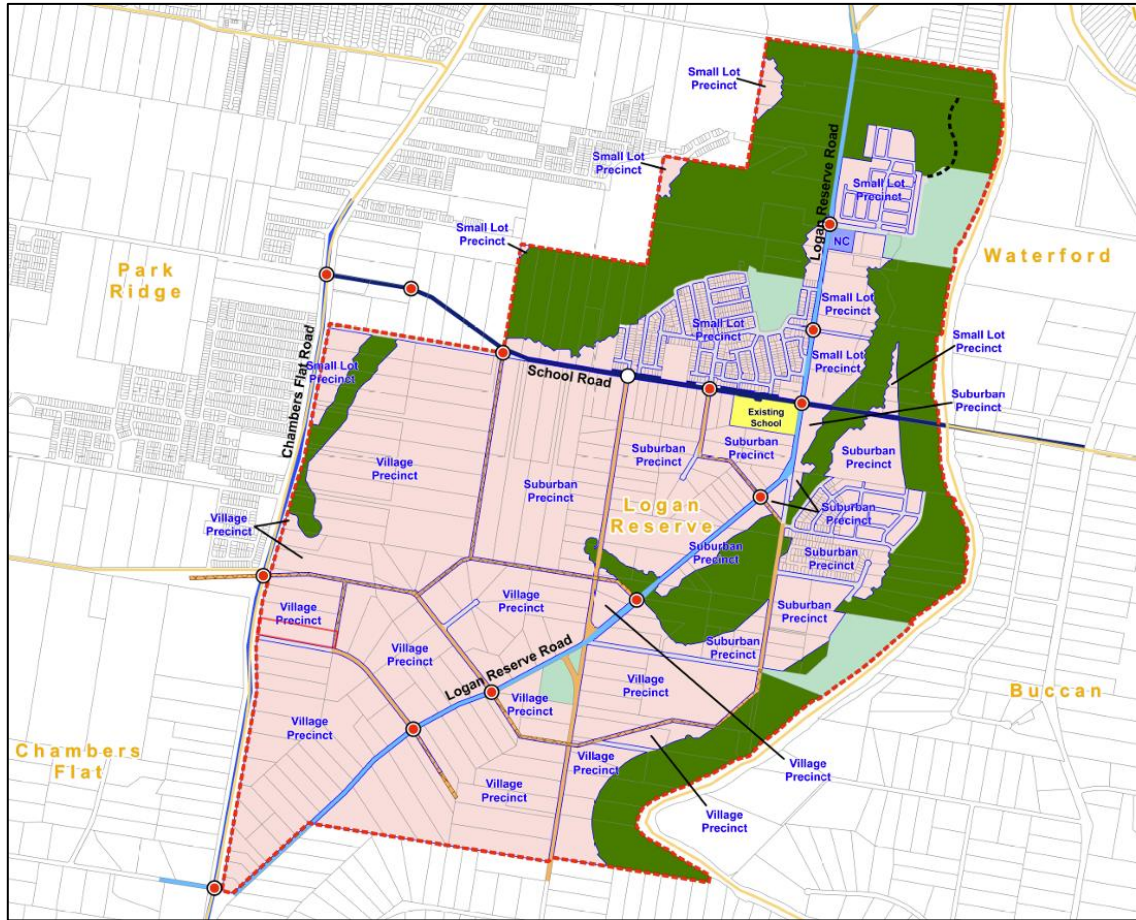


FIGURE 6: LOGAN RESERVE LAND USE AREA (SOURCE: LOGAN CITY COUNCIL, 2026)

5.2.5 APPLICABLE ASSESSMENT BENCHMARKS

5.2.5.1 PLANNING SCHEME

The following Planning Scheme Assessment Benchmarks (codes and identified secondary codes) are considered to be relevant in the assessment of the proposed development.

Primary Codes

- Reconfiguring a Lot Code

Secondary / Overlay Codes

- Filling and Excavation Code
- Infrastructure Code
- Landscape Code
- Servicing, Access and Parking Code
- Biodiversity Areas Overlay Code
- Bushfire Overlay Code
- Landslide Hazard and Steep Slope Overlay Code

The proposed development has been designed to address the requirements of the relevant codes. A full assessment of the proposed development’s compliance with the relevant codes is in the enclosed Code Responses prepared by JFP Urban Consultants.

6. CONCLUSION

The Applicant seeks approval for a Development Permit over 2-38 and Lot 40 Derby Rd, Logan Reserve and described as Lot 6 on RP108311 and Lot 40 on RP108311. Specifically, the development proposes the following:

- Reconfiguring a Lot (1 into 2 lot Management Subdivision and extinguishment of Access Restriction Strip (ARS))

The proposed development is supported on the following grounds:

- The proposed development is designed in a manner which complements and is compatible with the locality's approved and planned residential development;
- The proposed development will make efficient use of existing land and infrastructure;
- The proposed development complies with the relevant provisions of the Planning Scheme;
- The proposed development will assist Council in realising the objectives of the Planning Scheme and the dwelling targets, policies and principles prescribed by ShapingSEQ;
- The development accords with the intent of ShapingSEQ; and
- The development accords with applicable State Planning Policies.

We therefore respectfully request that the Council favourably considers the proposed development subject to reasonable and relevant conditions.



7. APPENDICES