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6 August 2025

The Assessment Manager
Logan City Council
PO Box 3226
Logan City DC QLD 4114

Dear Sir/Madam,

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT OVER LAND AT 2-6 LANCEWOOD STREET, PARK RIDGE (FORMALLY DESCRIBED AS LOT 3 ON RP227158)

We act on behalf of *Onefin Watercress Pty Ltd* ('**the Applicant**') in relation to this matter. Please accept this development application in accordance with Section 50 of the *Planning Act 2016*. This application seeks a development permit for reconfiguring a lot (subdividing 1 lot into 2 lots).

A copy of the relevant development application forms and landowner's consent to lodge this application is attached in **Appendix A and B**.

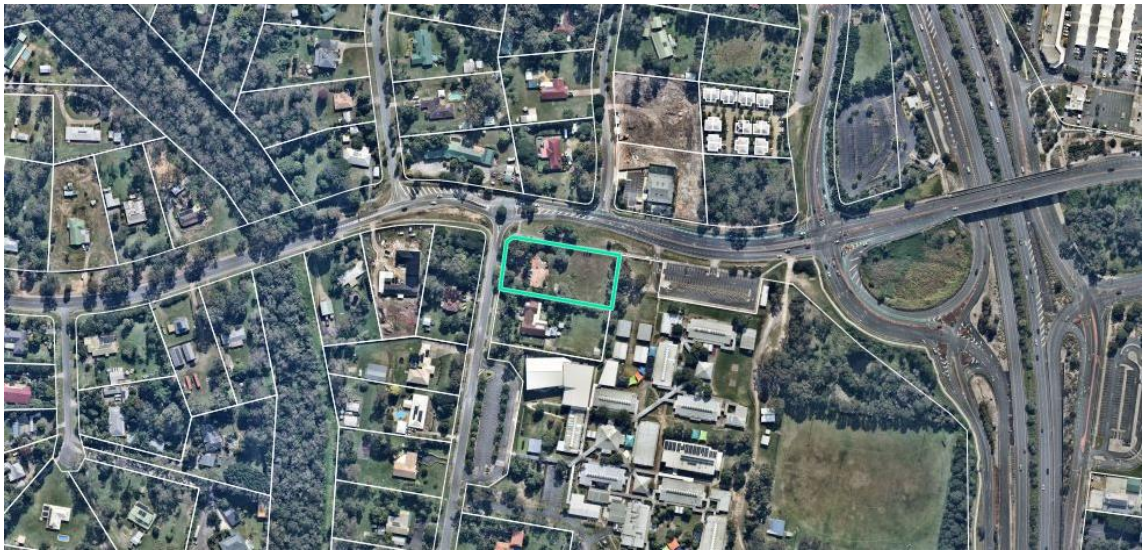
This letter should be read in conjunction with the supporting information below:

- **Appendix A** – DA Form 1;
- **Appendix B** – Title Search;
- **Appendix C** – Owner's Consent;
- **Appendix D** – Proposal Plans, *prepared by Statewide Survey Group*;
- **Appendix E** – Code Assessment, *prepared by Urbis Ltd*.

1. THE SITE

This development application relates to land at 2-6 Lancewood Street, Park Ridge. This land is formally described as Lot 3 on RP227158 ('**the site'**). The site is a corner block and has a total area of 5,015m^2. The location and context of the site is illustrated in **Figure 1** overleaf.

Figure 1 – Site Location

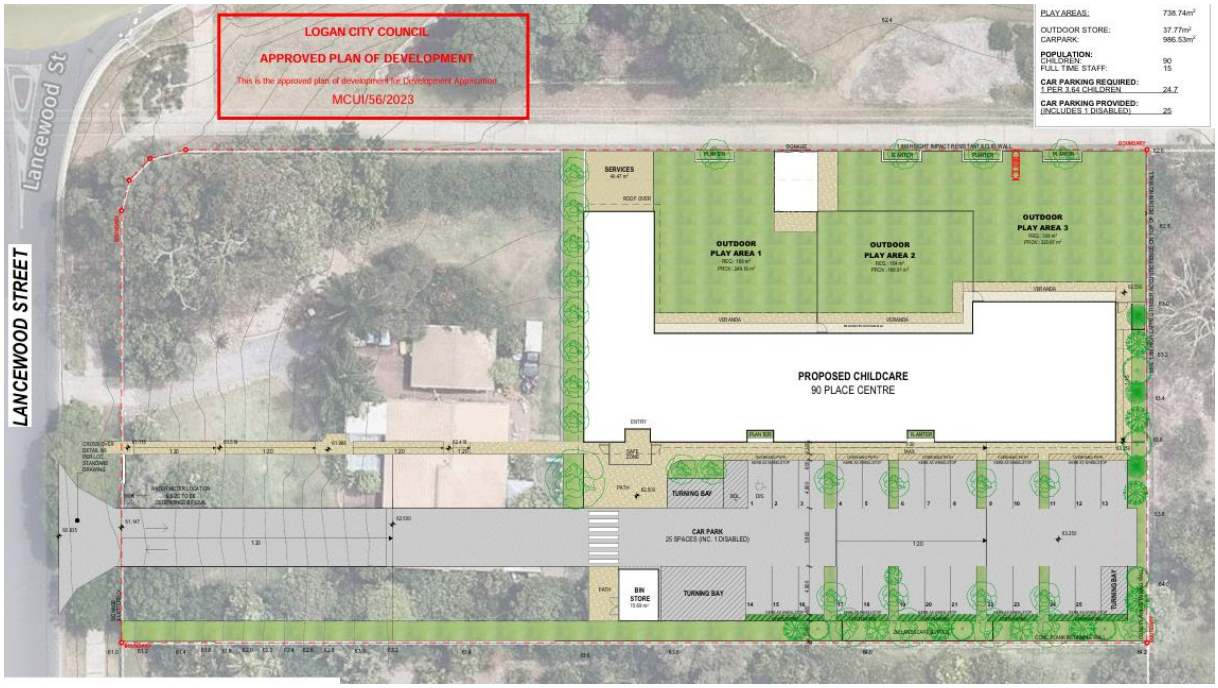


Source: Nearmap

1.1. BACKGROUND

The site of the proposed development is currently subject to a Development Approval for a Material Change of Use for a Childcare Centre (Council reference: MCUI/56/2023). An excerpt of the approved Plan of Development is provided as **Figure 2** below.

Figure 2 – Childcare Centre Approved Plans



Source: Raunik

As shown in **Figure 2**, the approved childcare centre occupies the majority of the site, with the exception of approximately 1,265m² in the north-western corner. While the childcare centre proposal originally compromised the entire lot, the resultant reduced development footprint reflects Council's advice to downscale the childcare centre to better align with the economic and community needs of the local catchment. As a result, the north-western portion of the site remains undeveloped.

To ensure this unused area can be utilised productively and not remain vacant, the Applicant proposes to formally subdivide the land through a ROL application, enabling it to accommodate a future residential dwelling or development.

While a Minor Change application has been made in relation to the childcare centre approval (by way of Council reference: MCUI/56/2023A), no changes are proposed to the extent of the development area.

2. PROPOSED DEVELOPMENT

This application seeks a development permit for reconfiguring a lot (subdividing 1 lot into 2 lots).

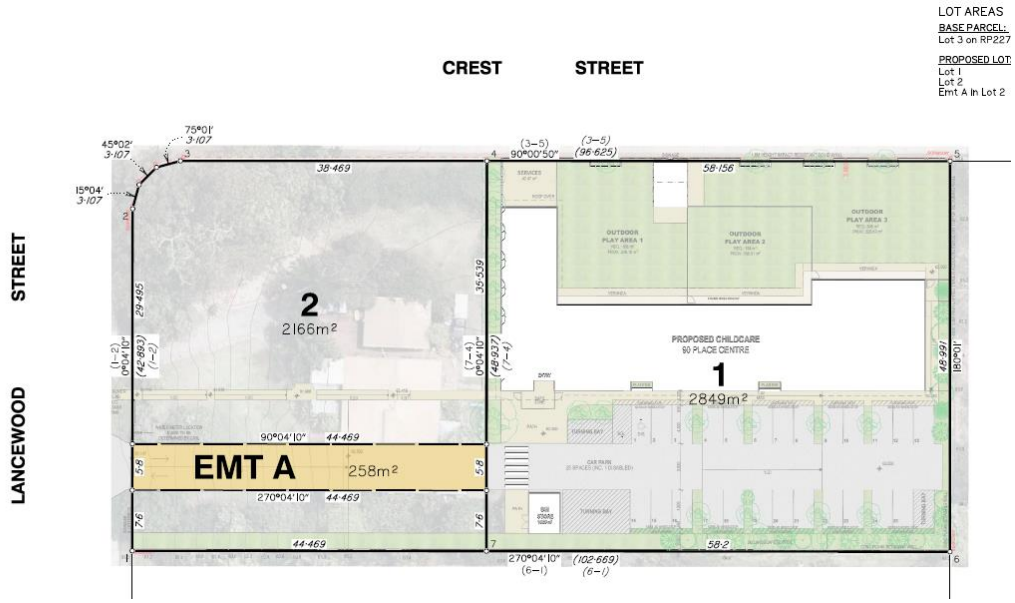
The proposed subdivision will involve the separation of balance land from the approved childcare development. The proposed lot sizes and configurations are summarised below:

- Lot 1 – 2,849m²; and
- Lot 2 – 2,166m^2.

The purpose of the proposed development is to utilise underutilised land that will not be used in relation to Approval.

The proposed reconfiguration is illustrated in **Attachment C**.

Figure 3 – Proposed Subdivision Plan



Source: SSG

3. STATE PLANNING MATTERS

Section 2.1 of *Logan Planning Scheme 2015* confirms that the SPP is not a relevant assessment benchmark for this development application.

Section 2.2 of the *Logan Planning Scheme 2015* confirms that the planning scheme appropriately advances the SEQ Regional Plan. Accordingly, the regional plan is not a relevant assessment benchmark for this development application.

A review of Schedule 10 of the *Planning Regulation 2017* has also confirmed the development proposal is also not identified as triggering referral to any referral agencies.

4. LOCAL PLANNING INSTRUMENT

Logan Planning Scheme 2015 is the local planning instrument relevant to the assessment of this development application. The following key planning scheme matters are relevant to this site:

- **Zone:** Low Density Residential
- **Precinct:** Acreage
- **Overlays:**
  - Biodiversity Areas overlay; and
  - Transport Noise Corridor purposes network overlay.

5. CATEGORY OF DEVELOPMENT AND ASSESSMENT

A Development permit for reconfiguring a lot (1 into 2) is **Impact Assessable** as the lots are less than 4000m².

6. ASSESSMENT BENCHMARKS

The proposed development involves impact assessable development and is therefore assessable against the entire planning scheme. However, as the proposed development only involves reconfiguring a lot, the following parts of the planning scheme are considered most relevant to the assessment of this development application:

- Strategic Framework – Element 3.4;
- Low Density Residential Zone Code;
- Filling and excavation code;
- Infrastructure code;
- Landscape code;
- Reconfiguring a lot code; and
- Servicing, access and parking code.

A comprehensive assessment against the above assessment benchmarks is provided in **Appendix D**, with the exception of the Filling and excavation code, Landscape code and Servicing, access and parking code. These codes are not relevant to the assessment of the proposed development.

The assessment provided in **Appendix D** demonstrates that the proposed development complies with all relevant assessment benchmarks. Conditions of approval can ensure compliance with the outcomes of any additional code requirements.

7. KEY PLANNING MATTERS

Acceptable Outcome AO3 of the Reconfiguring a lot code specifies:

> *"**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 Acreage precinct of the Low density residential zone is 4,000m^2. As the proposal involves a lot with an area of 2,166m^2, the proposed development does not meet AO3.

Performance Outcome PO3 of the Reconfiguring a lot code specifies:

> "***PO3** – 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."*

The proposed development is able to meet the Performance Outcome for lot size, as outlined below:

- The proposed lot is of a size and shape that can accommodate a compliant future dwelling house or other land use, with sufficient space for setbacks, open space, deep planting and on-site car parking. As such, the proposal will continue to facilitate low-density residential outcomes consistent with the zone's purpose.
- The proposed development is consistent with the established character of the broader area, which includes a mixture of large residential lots, community uses (such as the adjoining school), and nearby medium-density residential development.
- The subdivision will maintain the amenity and streetscape character of Crest Road, noting that the proposed lot is not located directly along the primary frontage, but is instead nestled into the residual area of the site—minimising any perceptible change to the suburban character.
- Importantly, the proposal will not result in any new access points or conflict with established traffic patterns and is compatible with existing infrastructure servicing the site. The retained landscaping and built form controls under the Childcare Centre approval will remain unaffected.

Additionally, the proposed development supports future housing diversity by facilitating the creation of an appropriately sized residential lot, contributing to a more varied lot mix within the area without undermining the overall low-density residential character. The proposal is not a speculative or isolated subdivision; rather, it is a practical response to existing site conditions, ensuring that a usable and serviceable portion of land is not left vacant or underutilised.

The site's proximity to land zoned Low-Medium Density Residential (Townhouse Precinct) to the north (where minimum lot sizes as low as 500m² are permitted) means the proposed lot is not isolated or

inconsistent with its surrounding context. The proposed lot size of 2,849m² provides an appropriate transition between the established school to the east, the approved childcare centre, and the higher-density residential area to the north. This transition supports the objective of delivering a diverse mix of lots that respond sensitively to the local context.

Having regard to the contextual factors outlined above, the proposed development is considered to comply with the relevant Performance Outcome PO1 of the Reconfiguring a Lot Code.

8. RELEVANT MATTERS

In accordance with section 45(5)(b) of the Planning Act 2016, regard has been given to other relevant matters that support the proposed development but are not underpinned by assessment benchmarks. The following contextual and site-specific matters are considered relevant to the assessment of the proposed development.

Childcare Centre Approval

The site is currently subject to a development approval for a Childcare Centre (Council Reference: MCUI/56/2023), which has significantly redefined the intent and character of the site. The existing approval has established a non-residential, community use as the dominant built form on the site. As a result, the residual land in the north-western corner of the lot is not suitable or practical to be retained as open space or left undeveloped. The residual land was created following Council's advice during the Childcare Centre approval process to reduce the development footprint. Accordingly, the proposed subdivision seeks to ensure the efficient use of this land by facilitating its use for a future development, rather than allowing it to remain vacant or underutilised.

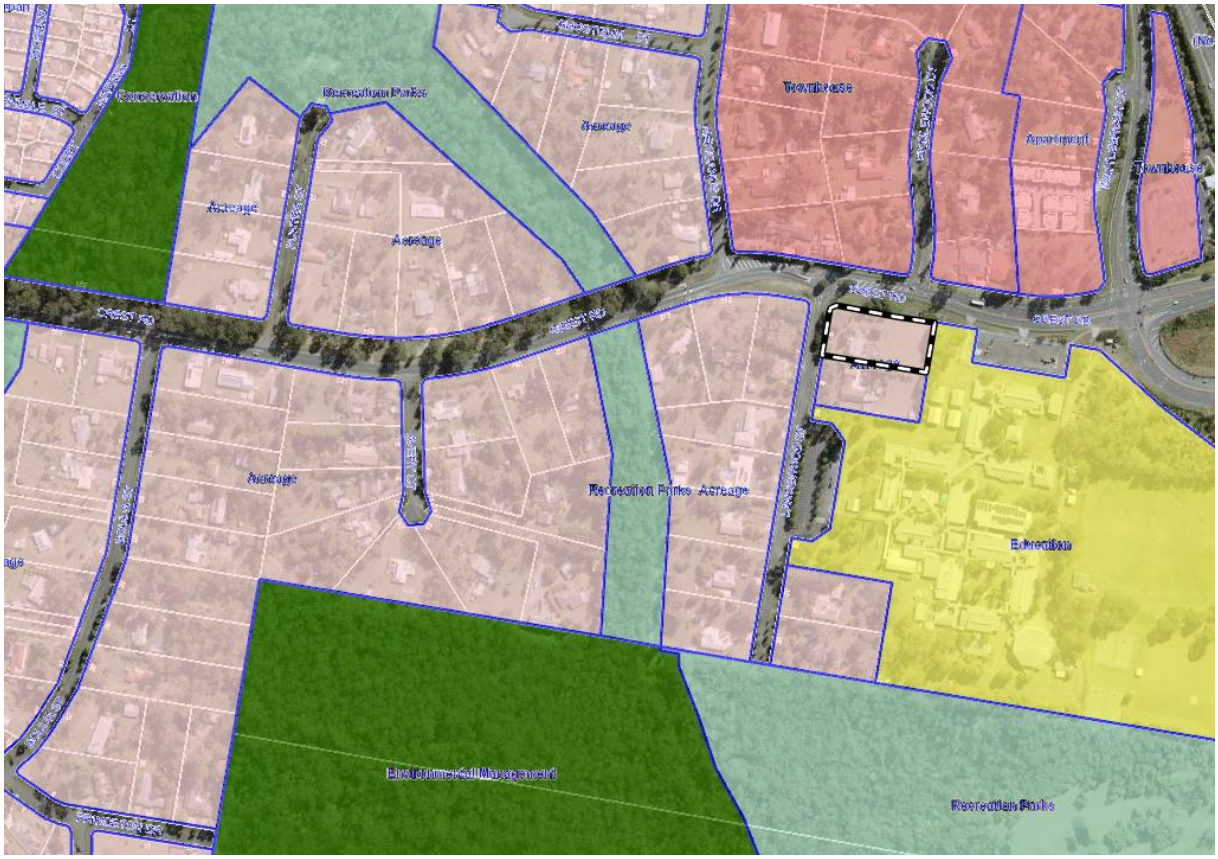
Zoning Constraints

The site's location within the Acreage Precinct of the Low Density Residential zone is a reflection of the historic lack of access to key servicing infrastructure, such as sewer mains. These constraints no longer apply given the approval and subsequent delivery of the Childcare Centre has facilitated the extension of sewer infrastructure to the site. This infrastructure provision now supports more efficient land use and allows for the practical subdivision of the balance portion of the site, without creating any servicing constraints or adverse infrastructure impacts.

Proximity to Residential and Higher-Density Context

The subject site is bordered by residential land to the north, including land in the Townhouse Precinct of the Low-Medium Density Residential zone (**Figure 4**), which permits minimum lot sizes of 500m². The proposed subdivision, which seeks to create a lot of 2,166m², represents an appropriate intermediary scale between the surrounding low-density residential areas and the nearby townhouse precinct. This creates a logical transition in built form and lot sizes, particularly as the site also adjoins a school to the east, further reinforcing a developed, urban character. The proposed subdivision does not disrupt the prevailing residential intent of the broader area and complements the built form already established in the locality.

Figure 4 – Lot sizes in Low Density Zone, Acreage Precinct



Source: Logan City Plan

Access to Public Transport and Amenities

The site benefits from proximity to the Park Ridge Park 'n' Ride facility 200m to the east, offering convenient access to public transport and further supporting its suitability for residential use. This level of access makes the site well positioned for infill residential development and aligns with the broader objectives of sustainable land use and transport integration in outer-urban growth areas.

Precedence

It is acknowledged that the proposed lot does not comply with the prescribed minimum lot size of the Acreage Precinct. However, the proposed subdivision is highly site-specific and responds directly to the unique circumstances created by the approval of the Childcare Centre. The subdivision is not speculative in nature, nor is it proposing to intensify land use across the broader precinct. Rather, it facilitates a logical outcome that ensures an area of residual land, which is already separated functionally and physically from the Childcare Centre, is utilised in a way that creates a positive planning outcome. Given the isolated nature of the site and the particular sequence of events that led to this balance (i.e. reduction of the Childcare Centre scale at Council's request), the approval of this application will not set a precedent for further subdivision within the Acreage Precinct.

9. CONCLUSION

The assessment provided as part of this development application demonstrates that the proposed development complies with, or can be conditioned to comply with, all relevant assessment benchmarks and should therefore be approved.

If you have any questions regarding this development application, please do not hesitate to contact the undersigned or Nicholas Kelly on (07) 3007 3800.

Yours sincerely,



Grant Williams
Associate Director
gwilliams@urbis.com.au

URBIS

APPENDIX A DA FORM 1

APPENDIX B OWNER'S CONSENT

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APPENDIX C TITLE SEARCH

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APPENDIX D PROPOSAL PLANS

APPENDIX E CODE ASSESSMENT