urbis.com.au
Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)
Urbis Ltd
ABN 50 105 256 228

3 October 2026

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

Attention: Leah Bagnall

Via email: leahbagnall@logan.qld.gov.au

Dear Leah,

Response to Information Request - 2-6 Lancewood Street, Park Ridge QLD 4125 (Council Reference: RL/99/2025)

Urbis Ltd continues to act on behalf of *ONEFIN WATERCRESS PTY LTD* ('the Applicant'), in relation to the development application for Reconfiguring a Lot (1 lot into 2 lots) over Lot 3 on RP227158. This correspondence is provided in response to the information request issued by Council on 3 December 2025. While this response has not been provided within the Applicant's response period in accordance with Section 13.1 of the DA Rules, it is provided to assist Council in its consideration of the development during its decision period. It is kindly requested that this response be used to inform Council's decision of this development application.

This response is accompanied by the following supporting information:

- **Attachment A –** Legal Advice, prepared by MacDonnells Law

A detailed response to Council's Information Request is provided below.

Detailed Response to Information Request

Each item from Council's information request letter has been outlined below (in italics), with space provided for the Applicant's response.

1. *Planning - Critical Concerns*

1.1. *Council officers have critical concerns regarding the proposed subdivision and are proposing to refuse this development application. The proposed subdivision is inconsistent with the minimum lot size for the Low density residential zone and Acreage Precinct and is of a Small acreage size. If this subdivision were to proceed, it will not be able to facilitate the intended built form, character and amenity of the Low density residential zone and Acreage precinct. Proposed Lot 2 conflicts with the Logan Planning Scheme whereby, the site is to have a bushland setting which predominates the built form, rather than an urban landscape setting. It sets the precedent for the further incremental transition of the surrounding area to a more urban character, without strategic evaluation surrounding best fit land uses and servicing (i.e. how these areas can connect to sewer).*

The approved Childcare centre at the site contains rehabilitation offsets with the proposed Lot 2 land area and also utilises this portion of the site to establish its bushland setting.

Council officers do not consider there to be sufficient justification for creating a precedent of smaller lot sizes consistent with the Small acreage precinct of Low density residential zone in this location, without strategic review of the broader area being undertaken and preferred land uses for the site being determined. Council officers have suggested that this process be best originated via the Planning Scheme review process. As this application is not supported, it is recommended that the application be withdrawn.

It is acknowledged that the proposed subdivision would result in a lot which is inconsistent with the minimum lot size and, in Council's view, limits the ability of the future lot to facilitate the intended built form, character and amenity of the Acreage precinct. However, the site is subject to several unique circumstances which distinguish it from a conventional subdivision of acreage residential land. In particular:

- the approved and constructed child care centre has fundamentally altered the planning context of the site and the role it performs within the locality;
- the approval of the child care centre has facilitated the extension of urban infrastructure to the site, including water and sewer services, allowing the balance land to be fully serviced;
- the balance land is no longer part of a conventional acreage residential allotment and instead functions as residual serviced urban land adjoining an approved and established urban-scale community use;
- the site occupies a unique position adjoining urban uses and infrastructure, including Park Ridge State High School, the Park Ridge Park and Ride bus station, and land within the Low-medium density residential zone; and
- the proposed subdivision responds to a unique, site-specific circumstance and does not represent the broadscale fragmentation of acreage residential land.

It is relevant to consider that the existing child care centre has already limited the site's ability to achieve the characteristics typically associated with a conventional acreage residential allotment. Notably, its presence ensures that the balance land is no longer part of a conventional acreage residential allotment. The approval of the child care centre has facilitated the extension of urban infrastructure to the site, including water and sewer services. As such, the balance land is now fully serviced and possesses characteristics more closely aligned with residual urban land adjoining an approved and established urban-scale community use.

Council's comments regarding setting a precedent are noted. However, it is well established that each development application is assessed on its merits within the context of the relevant development site. Reliance on precedent approvals for alternative sites does not, in itself, provide a basis for approval. Similarly, the potential for future applications on other sites is not determinative of the assessment of the current proposal. As such, approval of the proposed subdivision will not necessarily result in further incremental development in the surrounding area. In this instance, the proposed development has involved consideration of the surrounding land uses and serviceability of the site, and it is considered that key assessment outcomes can be achieved.

In consideration of the surrounding context, the site has unique characteristics that act as a transition between the Low-medium density residential zone townhouse and apartment precincts to the north and north-west and the Low density residential zone Acreage precinct to the west. It also adjoins Park Ridge State High School and is within walking distance of the Park Ridge Park and Ride bus station. When considered

alongside the extension of urban infrastructure to the site, these characteristics provide significant justification for a more efficient use of the land.

With the above context established, the key compliance matters are reviewed in greater detail below.

PO4 – Low density residential zone

Development achieves a density consistent with that intended for the precinct.

The intended density identified for the Low density residential zone Acreage precinct is 2.5 dwellings per hectare. This equates to one dwelling per 4,000m². The site contains an approved and constructed child care centre. The proposed development seeks to excise the balance land from the child care centre. As the child care centre occupies one of the proposed two lots, the resulting dwelling density would not be affected by the proposed subdivision. The proposed development therefore achieves PO4 of the Low density residential zone.

PO3 – Reconfiguring a Lot

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 provides a lot size and shape capable of facilitating a residential use with appropriate built form, setbacks and other relevant design requirements. Given the proposed configuration and existing servicing, both lots can be safely accessed and serviced. The proposed subdivision will also continue to achieve the intended density of the Acreage precinct.

While the proposed lot does not comply with the minimum lot size nominated under the corresponding Acceptable Outcome, the proposed subdivision remains consistent with the outcomes sought by PO3. As outlined above, the balance land no longer functions as a conventional acreage residential allotment and instead forms part of an established and emerging urban corridor. The balance lot remains capable of accommodating an appropriate residential outcome and will continue to be safely accessed and serviced.

Importantly, the proposed subdivision does not create an incompatible planning outcome. Rather, it provides an appropriate transition between the adjoining townhouse precinct to the north, the approved child care centre and the surrounding lower density residential environment. In this regard, the intended use and character outcomes of the Low density residential zone (Acreage precinct) are achieved.

In support of the above interpretations and considerations, MacDonnells Law has prepared legal advice which specifically addresses this item. Please refer to **Attachment A** for further justification addressing Council's concerns.

2. Planning

2.1. Confirm how the landscaping buffer for the Childcare centre driveway access along the southern boundary of proposed Lot 2 is maintained with this requirement being implemented as part of the Childcare approval (MCUI/56/2023/A).

2.2. Confirm how the rehabilitation aspects of the approved clearing for the Childcare centre will be facilitated.

2.3. Confirm that the pedestrian access to the Childcare centre will be maintained by an easement.

Response

2.1 – The proposed subdivision does not impact the landscape buffer along the southern boundary. The landscape buffer is demonstrated on the submitted proposal plan. Importantly, this landscape buffer has now been implemented. If required, Council can replicate the condition in any approval.

2.2 – A minor change to the original approval has now been approved (MCUI/56/2023/C) which includes a proposed replacement of the offset planting condition with a financial offset condition. This is anticipated to be approved prior to decision of this application.

2.3 - Pedestrian access to the child care centre has been constructed and will be maintained via an access easement. While this is not shown on the proposal plan, this can be ensured via conditions of approval.

3. Logan Water - Water

Further Advice: Conditions of development remain applicable under MCUI/56/2023/A for the servicing of Lot 1 with water and sewerage.

3.1. Provide a Concept Schematic Plan demonstrating the intended servicing for allotments 2 within the proposed development including the following information:

3.1.1. The accurate location of all existing Council water supply infrastructure

3.1.2. Nominated connection point/s to Lot 2

3.1.3. 3.1.3. Dedicated land reservation for a Commercial Water meter within proposed Lot 1 in accordance with SEQ-WAT-1111-10 and SEQ-WAT-1111-11.

Further advice: The water meter shall be installed at ground level, outside the building where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including free from building security, not being obscured by vehicle movements, and free from overgrown vegetation and all other forms of obstructions and hazards (including accidental strike from vehicles).

The proposed commercial water meter assembly for the childcare development under application MCUI/56/2023/A or proposed Lot 1 cannot be placed inside proposed Lot 2. In accordance with SEQ D&C Code the meter assembly must be wholly contained within proposed Lot 1.

Response

Given appropriate servicing of the existing childcare within proposed Lot 1, it is anticipated that servicing of water will be possible to the adjacent lot. It is requested that this forms a condition of approval.

3. Logan Water - Sewer

3.2. Provide a Sewerage Concept Schematic plan demonstrating the intended servicing for proposed Lot 2 within the proposed development including the following information:

3.2.1. Nominated connection point

3.2.2. The accurate location of any existing sewerage infrastructure relevant to the site

3.2.3. Any sewerage infrastructure external to the development site required to provide connection to the existing sewerage network.

3.2.4. *Any easements required over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).*

3.2.5. *Ensuring all lot servicing requirements are met.*

Response

Given appropriate servicing of the existing childcare within proposed Lot 1, it is anticipated that sewer servicing will be possible top the adjacent lot. It is requested that this forms a condition of approval.

3. Logan Water - Easements

3.3. *Amend proposed plans of development to show all proposed easements within Lot 2, such as easements required for access (including pedestrian access) and stormwater (both piped and overland flow).*

Response

This is requested to form a condition of approval.

4. Engineering - Earthworks

4.1. *Submit a concept earthworks plan showing any earthworks that may be proposed as part of this application. Include the location and heights of any proposed retaining walls, and the heights and grades of any proposed batters.*

Response

Earthworks of the site have been completed in accordance with relevant operational works for the approved childcare centre (OW/145/2025 and OW/145/2025/A). No further earthworks are required to facilitate the proposed subdivision.

4. Engineering - Stormwater

4.2. *Provide a concept stormwater layout plan showing how the proposed lots will discharge to a lawful point of discharge.*

Response

Refer to OW/145/2025/A, which has now been completed.

4. Engineering - Access

4.3. *Provide information regarding the access driveway to proposed Lot 2.*

Response

The preferred driveway access location is yet to be determined. It may ultimately utilise the existing access provided to the childcare centre or be constructed directly to Lancewood St. If required, this detail can be provided as part of compliance with a condition of approval.

Summary

This correspondence constitutes the total extent of the Applicant's response to the information request made by Council. While this response has not been provided during the Applicant's response period, it is kindly requested that Council consider this response in its decision making period for this application.

If you have any questions regarding the above or any attached material, please contact the undersigned or Rueben Gumina (Senior Consultant) on 07 3007 3800.

Yours sincerely,



Grant Williams
Associate Director
gwilliams@urbis.com.au