



**Figure 2: Proposed Plans of Development - Streetscape perspective**



The subject site is in the Emerging community zone under the Logan Planning Scheme 2015 *version 9* and identified as a low density residential zone and environmental management and conservation zone in the Logan Reserve Land Use Area Plan (LRLUAP) shown in **Figure 4: Subject Site - LRLUAP**. The application is impact assessable, with 41 properly made submissions received during public notification, 8 of which were in support of and 33 objected to the proposal. The objections related to:

- Insufficient traffic and pedestrian infrastructure in the surrounding area to cater for the development.
- Impacts on sight lines along Logan Reserve Road.
- Impacts of additional traffic along Logan Reserve Road.
- Impacts on the surrounding amenity of the area (both acoustic and visual).
- The suitability of the site zoning.
- The lack of existing health care and commercial activity in the surrounding area.
- That the proposed development site is subject to flooding.
- The development introduces security risks to the surrounding area.
- Visual impact of the proposed development will impact property prices in the surrounding area.
- Impacts on existing vegetation and associated fauna.
- The proposed development is in close proximity to the Halcyon Way community.

Council officers have considered the concerns raised in the public submissions and balanced these against the information provided with the application. The proposal has provided a Community Hall at the front of the site which is available to the broader community for hire. Furthermore, the built form of the proposed Community Hall fronting the Logan Reserve Road boundary is considered to be consistent with the intended character of the low-density residential zone.

The new flood hazard overlay mapping that applies to the site further impedes on the developable area, impacting the viability of delivering residential development in accordance with the detailed land use planning that has been undertaken. The proposed development is considered to provide full use of the available developable area in lieu of a residential outcome, which is not viable due to site constraints.

The surrounding development context consists of approved centre activity consistent with that of a Local Centre intensity or higher on the opposite side of Logan Reserve Road. The establishment of a centre activity in this location appears in unison with the approved development context intended for this location. On this basis, the proposed development is not considered to undermine the intended settlement pattern identified in the detailed land use area planning undertaken.

A safety analysis has been undertaken for the proposed development. Conditions are recommended for temporary roadworks to be established which ensure safety and efficiency is maintained consistent with the requirements of the Planning Scheme. Conditions are also recommended which require all car parking be maintained on site. In the event that substantiated complaints are made regarding the car parking off site, all events are to immediately cease until a parking management plan can be provided to and approved by Council Officers.

Submitted supporting material has also demonstrated will manage mapped flood risks appropriately and will not impact the surrounding vegetation and associated fauna in a meaningful way. The proposal is supported by a Noise Assessment Report which proposes measures be taken to protect the existing amenity of the area. Conditions are recommended which manage activities associated with the use in accordance with the recommendations of the supported Noise Assessment. Conditions are recommended to be imposed which ensures that where substantiated noise complaints are received, an investigation is required to address the complaints, and an investigation report is to be submitted to Council within 20 business days.

The application did not require referral to any external Referral Agencies.

The proposed development has been assessed against the relevant provisions of the *Logan Planning Scheme 2015 version 9* (the Planning Scheme) and complies with the relevant requirements. Council officers recommend the application is approved, subject to conditions.

## **5. PREVIOUS COUNCIL DECISIONS**

There are no previous decisions in relation to this matter.

## **6. DISCUSSION**

### **Chronology of Application**

- On 31 July 2024, the application was properly made.
- On 7 August 2024, the Confirmation Notice was issued.
- On 22 August 2024, an Information Request was issued.
- On 5 March 2025, a response to the Information Request was received.
- On 19 March 2025, Public Notification commenced.
- On 9 April 2025, Public Notification concluded.

- On 29 April 2025, the Decision period commenced.
- On 16 January 2026, Draft Conditions were sent to the applicant.
- On 22 January 2026, the applicant made representations to the draft conditions.
- On 3 March 2026, the applicant agreed to the draft conditions.

### **Site Description**

The subject site is located at 283-293 Logan Reserve Road, Logan Reserve, QLD 4133, otherwise described as Lot 1 RP 162124. The subject site has a land area of 40,850m<sup>2</sup> (refer **Figure 1: Subject Site - Surrounding Development Context**).

The subject site is currently improved by a detached dwelling house and ancillary structures with established vegetation located throughout the site.

The site is irregular in shape with a road frontage of 91 metres to Logan Reserve along the eastern boundary. The site has a lot width that ranges from 91 metres to 162 metres and a lot depth that ranges from 192 metres to 302 metres.

Logan Reserve Road is mapped as an Urban Arterial Road (single carriageway). The subject site facilitates access to Logan Reserve Road via a single unformed vehicular crossover.

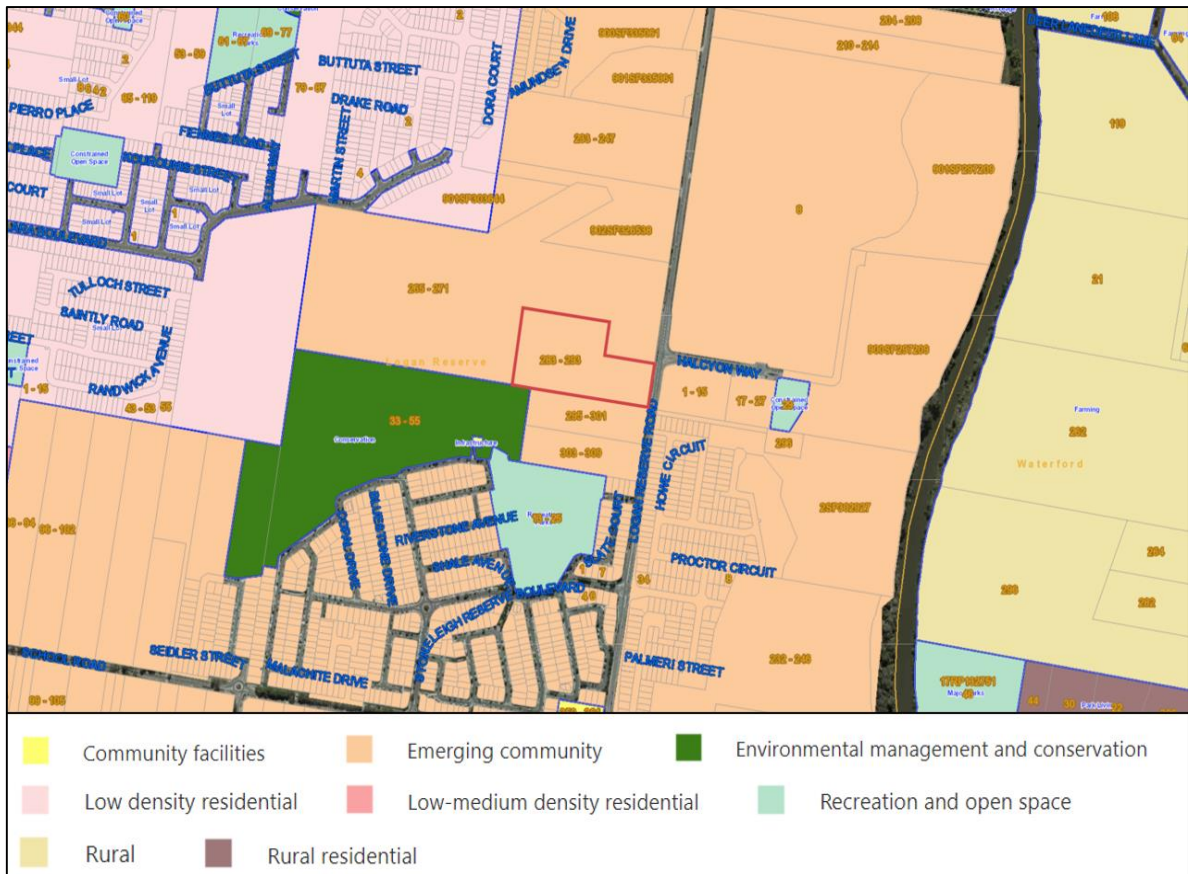
The subject site has access to all relevant urban services including sewer, water, stormwater, telecommunications infrastructure and electricity.

The surrounding locality is characterised by detached dwelling houses on a mix of small and rural residential-style allotments with a relocatable home park and residential care facility to the east being Arcare Aged Care Logan Reserve. It is noted that Local Centre Activity in the form of Shopping Centre, Childcare Centre, Service Station, Indoor Sport and Recreation, Food and Drink Outlet and Health Care Service is approved through development approval (Council reference COM/69/2017/A and MCUI/30/2022) over the lot directly opposite the subject site, otherwise described as 1-15 Halcyon Way, Logan Reserve.

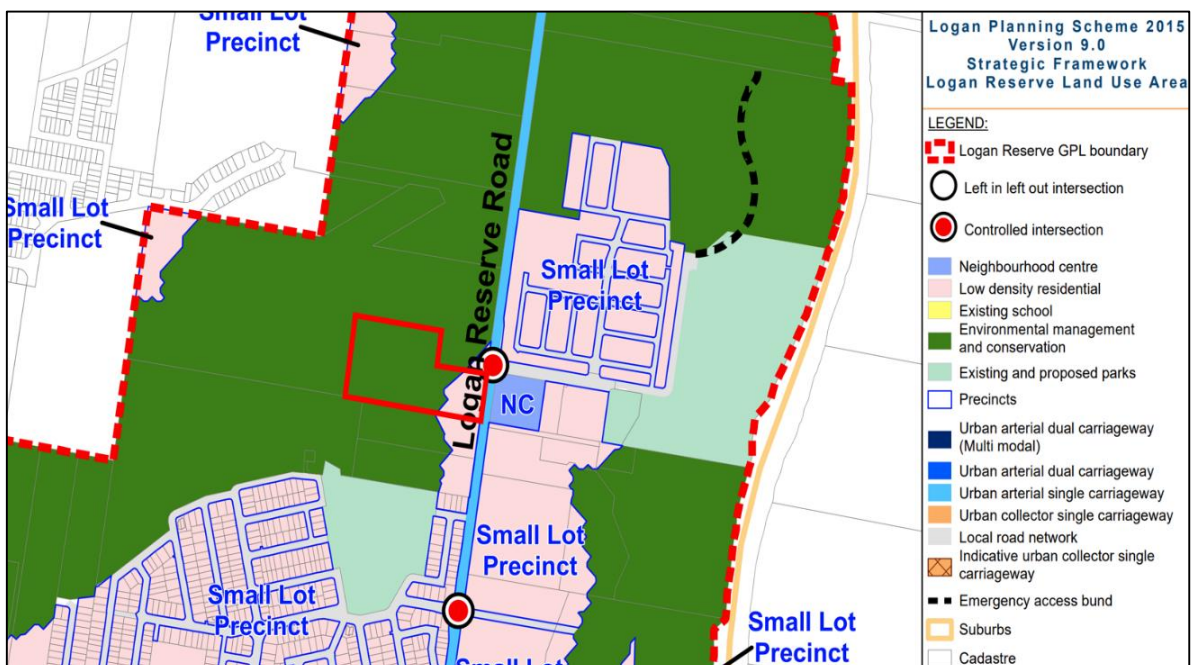
Under the Planning Scheme, the subject site is included within the Emerging community zone (refer **Figure 3: Subject Site - Zoning**). The LRLUAP identifies the site as future Low density residential zone and Environmental management and conservation zone (refer **Figure 4: Subject Site - LRLUAP**). It is noted the development footprint is maintained outside of the Environmental management and conservation zone.

The Planning Scheme overlays that apply to the site include the Acid sulfate soils, Biodiversity areas, Bushfire hazard, Flood hazard, regional infrastructure corridor and substations, Transport noise corridor and Waterway corridors and wetlands overlays. A 110 kilovolt (kv) powerline corridor is located along the Logan Reserve Road frontage of the site and encroaches approximately 17 metres into the subject site (refer Table 1).

**Figure 3: Subject Site - Zoning**


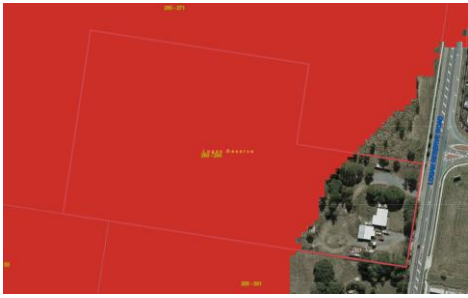
















**Figure 4: Subject Site - LRLUAP**



**Table 1: Subject Site - Overlays**

Overlay	Subject Site
<p><b>OM-01.00 – Acid sulfate soil overlay (Acid sulfate soil)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Potential and actual acid sulfate soils area at or below 5 metres AHD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> Potential and actual acid sulfate soils above 5 metres AHD and at or below 20 metres AHD</li> </ul>	
<p><b>OM-02.01 – Biodiversity area overlay (Vegetation management area)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Primary vegetation management area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Secondary vegetation management area</li> </ul>	
<p><b>OM-02.04 – Biodiversity area overlay (Matters of state and local environmental significance)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Both matters of local and state environmental significance</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Matters of local environmental significance</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> Matters of state environmental significance</li> </ul>	
<p><b>OM-03.01 – Bushfire hazard overlay (Bushfire hazard risk area)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #dc143c; border: 1px solid black; margin-right: 5px;"></span> Bushfire hazard - very high potential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cd5c5c; border: 1px solid black; margin-right: 5px;"></span> Bushfire hazard - high potential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> Bushfire hazard - medium potential</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed orange; margin-right: 5px;"></span> Bushfire hazard - potential impact buffer</li> </ul>	
<p><b>OM-05.01 – Flood hazard overlay TLPI No.1/2023 (Flood risk areas)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00008b; border: 1px solid black; margin-right: 5px;"></span> High flood risk area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6495ed; border: 1px solid black; margin-right: 5px;"></span> Moderate flood risk area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Low flood risk area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Very Low flood risk area</li> </ul>	

<p>OM-05.02 – Flood hazard overlay TLPI No.1/2023 (High flow area)</p> <p> High flow area</p>	
<p>OM-09.01 – Regional infrastructure corridors and substations overlay (Powerline corridor and buffer)</p> <p> Powerline corridor 110kv</p>	
<p>OM-10.00 – Residential overlay (Residential area)</p> <p> OM-10.00 Residential overlay</p>	
<p>OM-12.01 – Transport noise corridor overlay (Local government road)</p> <p> Cat 1: 58 dB(A) =&lt; Noise Level &lt; 63 dB(A)</p> <p> Cat 2: 63 dB(A) =&lt; Noise Level &lt; 68 dB(A)</p> <p> Cat 3: 68 dB(A) =&lt; Noise Level &lt; 73 dB(A)</p> <p> Cat 4: Noise Level &gt;= 73 dB(A)</p>	
<p>OM-14.01 – Waterway corridors and wetlands overlay (Waterway)</p> <p> Minor waterway</p> <p> Medium waterway</p> <p> Major waterway</p> <p> River waterway</p>	

## **Description of the Development**

The development application seeks a Development Permit for a Material Change of Use for a Place of Worship and Community Use (refer **Figures 5-15: Proposed Plans of Development**). The development is proposed over 2 stages detailed as follows:

### **Stage 1 - Place of Worship and Community Hall**

- The Community Hall located towards the frontage of the site featuring a height of 6.18m and a GFA of 296.5 metres<sup>2</sup> with the floor plan and built form providing the following:
  - Stage.
  - 2 storerooms.
  - Setback of 4 metres from the southern boundary and a minimum of 6 metres from the Logan Reserve Road boundary.
  - Presenting to the streetscape with a hip and gable roof form partially screened by the change in height from the road reserve ground level.
- Entry structure providing delineation from the carpark and a clear and pedestrian trafficable entry from parking areas.
- A Temple located in the north-western corner of the development featuring a height of 9.24m when measured to the apex of the structure from the ground level of the proposed development featuring a GFA of 30.3 metres<sup>2</sup>.
- Outdoor area featuring a Stupa with a height of 4m from ground level.
- Kitchen and amenities building 7.25 metres in height featuring the following.
  - The ground floor comprising kitchen and toilet facilities on the ground floor and a GFA of 80.6 metres<sup>2</sup>.
  - The first floor comprises 2 meeting rooms featuring a GFA of 53.4 metres<sup>2</sup>.
- 69 space carpark.
- Total Gross Floor Area (GFA) established as part of Stage 1 equates to approximately 460.9 metres<sup>2</sup>.

### **Stage 2 - Northern Meeting Room and Courtyard**

- Northern Meeting Room building featuring a height of 7.25 metres and a GFA of 57.8 metres<sup>2</sup>.
- All proposed structures linked by Paved outdoor areas and creates a covered courtyard linking between the established buildings established through each of the stages.

The proposed Place of Worship is located towards the Logan Reserve Road frontage within the sites limited development footprint due to site constraints. The structures are located towards the south of the development site with the carparking towards the north of the subject site. The proposed access is located centrally on the Logan Reserve Road frontage and facilitates left in/left out movement only. The existing structures on site are to be removed.

The proposed development site steps down approximately one metre from ground level of the Logan Reserve Road.

Figure 5: Proposed Plan of Development

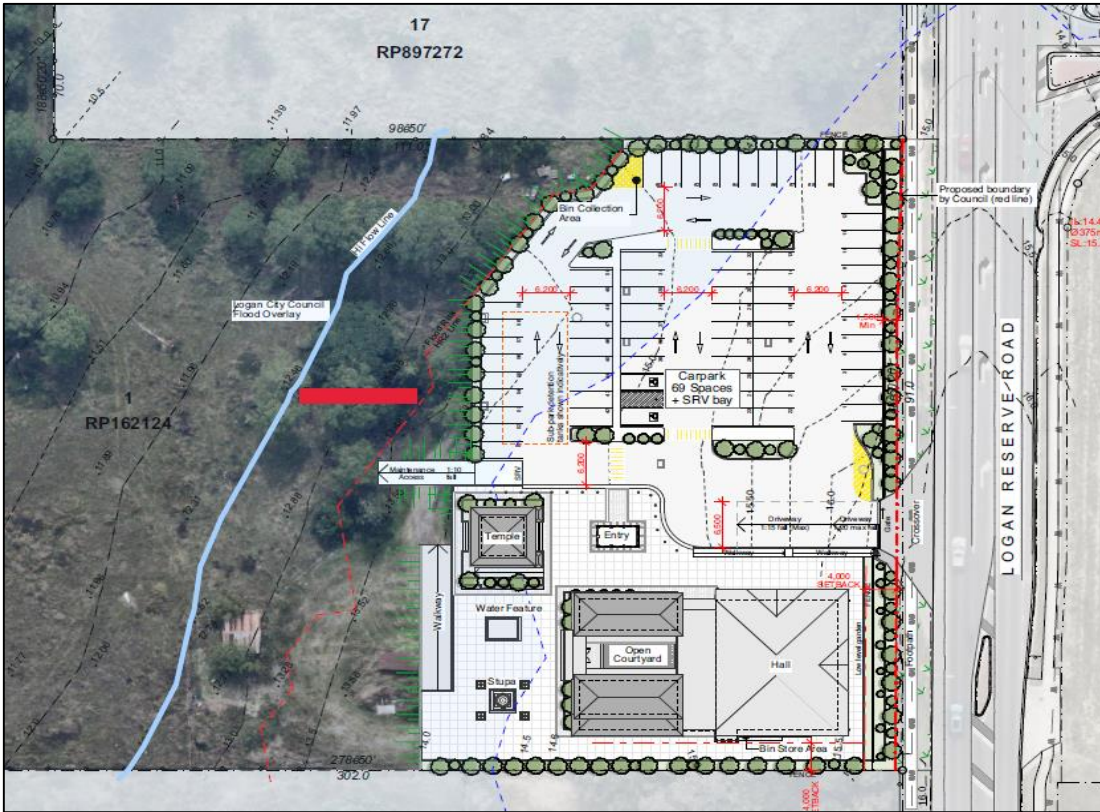


Figure 6: Proposed Plan of Development – Staging Plan

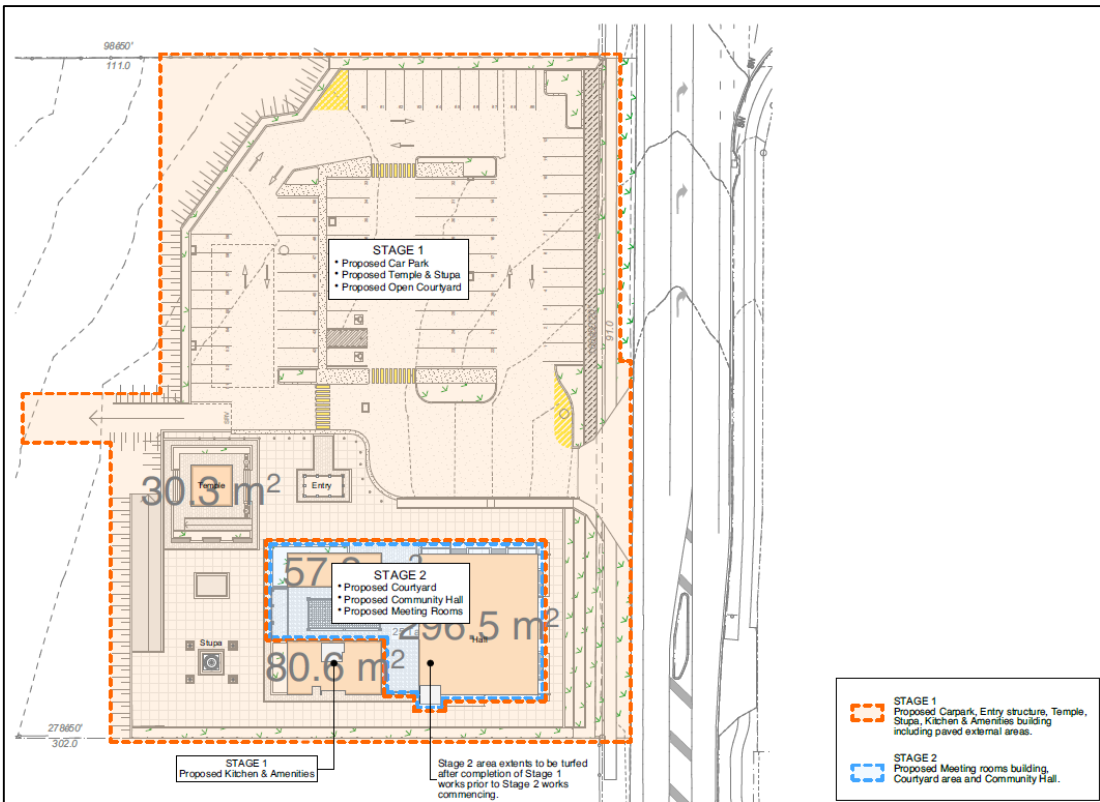


Figure 7: Proposed Plan of Development – Ground Floor Plan

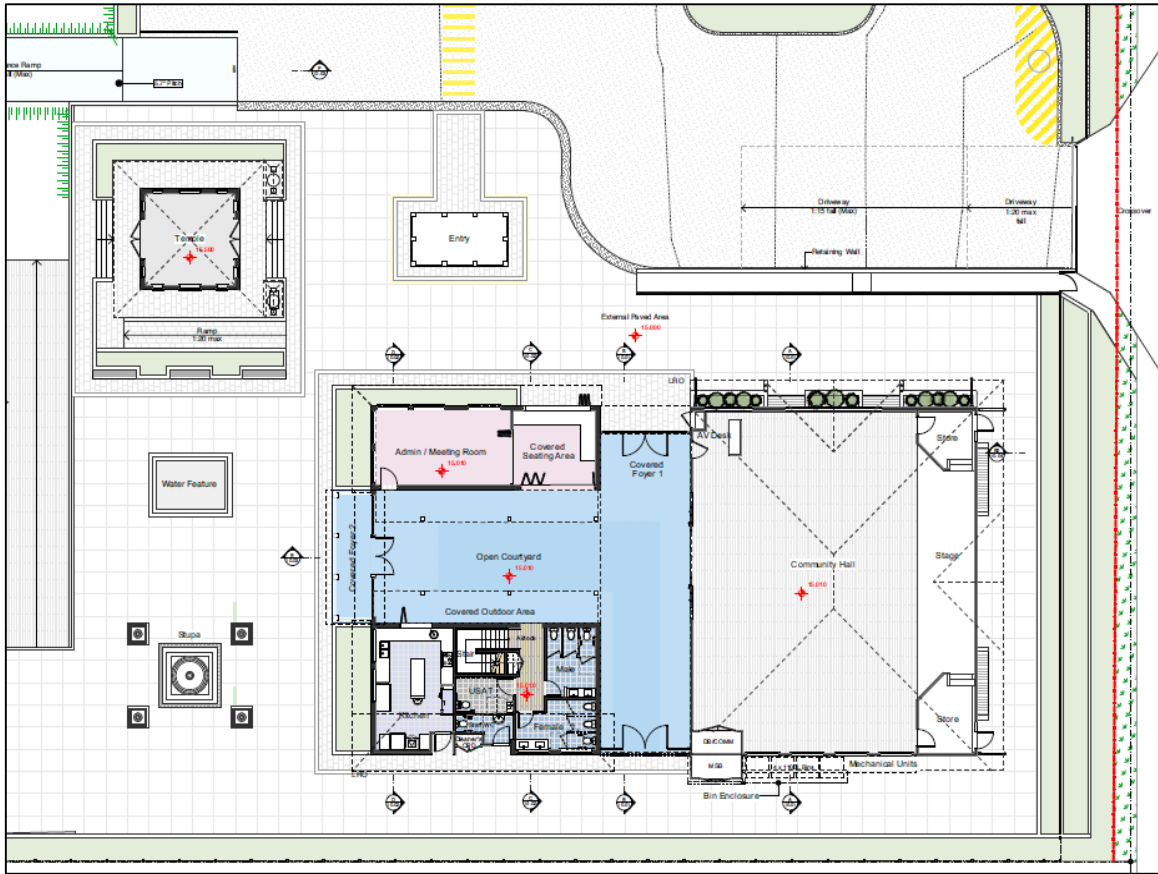


Figure 8: Proposed Plan of Development – First Floor Plan

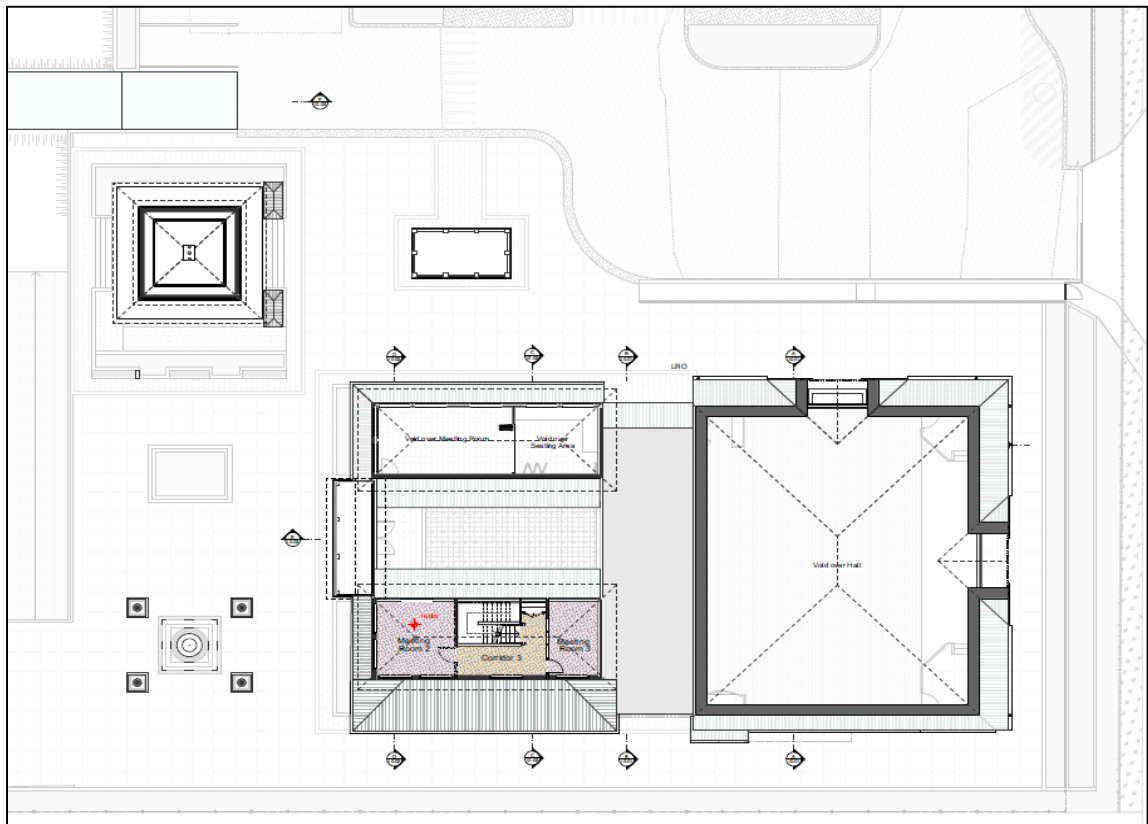


Figure 9: Proposed Plan of Development – Logan Reserve Road Streetscape Elevation



Figure 10: Proposed Plan of Development – Community Hall and Entry Elevation

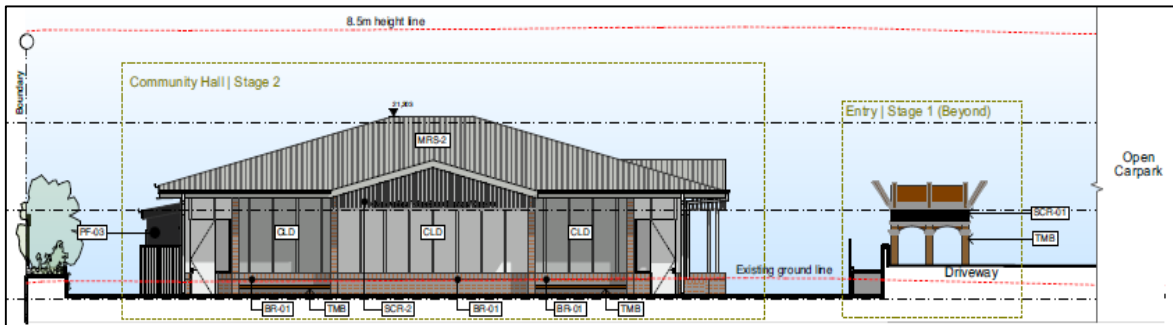


Figure 11: Proposed Plan of Development – Entry and Temple Elevation

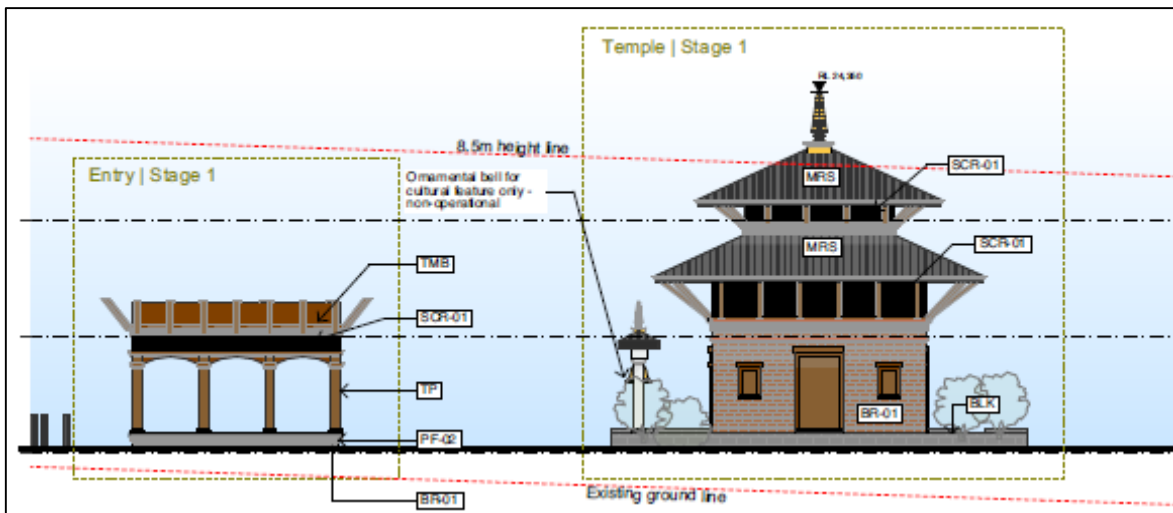
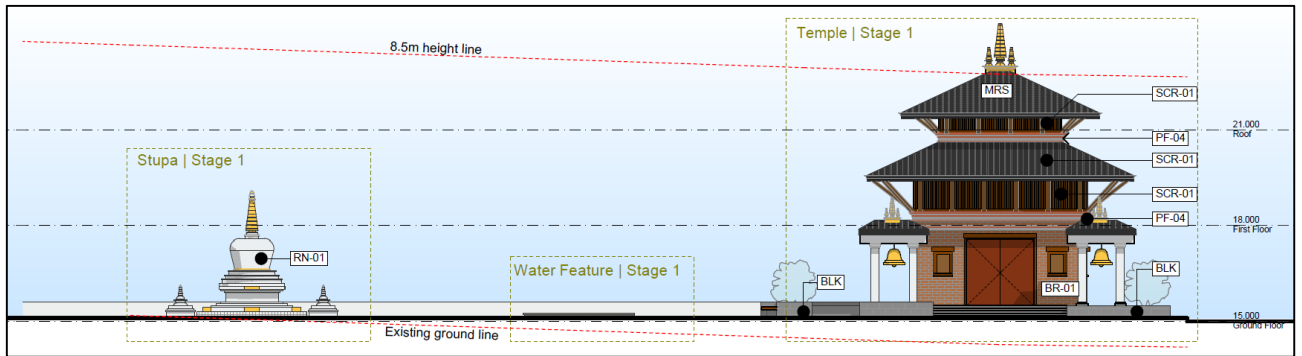


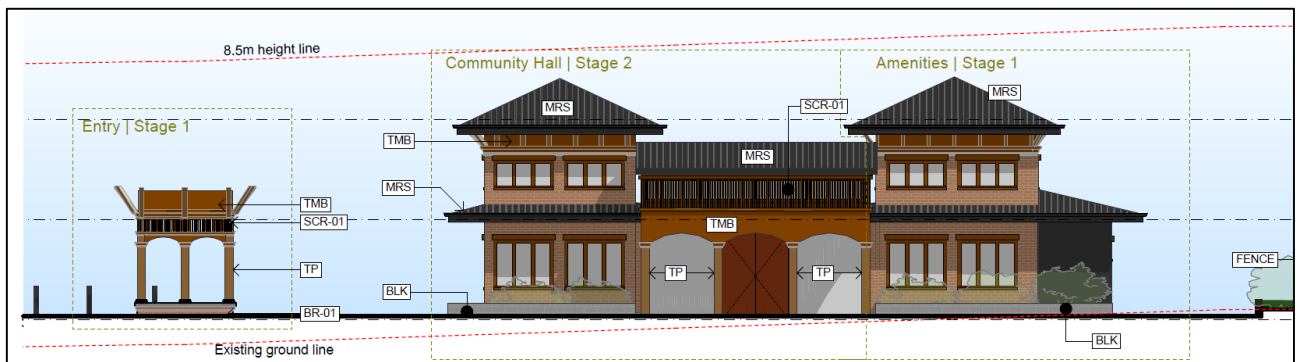
Figure 12: Proposed Plan of Development – Community Hall and Stupa Elevation



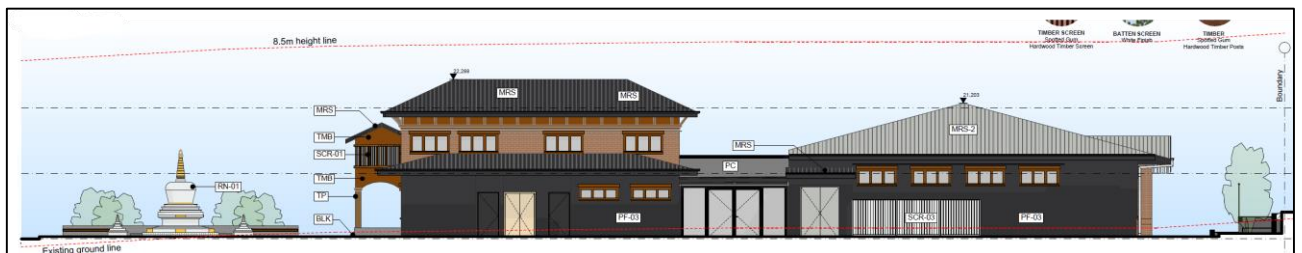
**Figure 13: Proposed Plan of Development – Stupa and Temple Elevation**



**Figure 14: Proposed Plan of Development – Entry and Community Hall Elevation**



**Figure 15: Proposed Plan of Development – Stupa and Community Hall elevation**



**Planning Considerations**

This application is Impact assessable and has been assessed, in accordance with section 45 of the *Planning Act 2016 (the Act)* against the following:

- The *Planning Regulation 2017*.
- The *South East Queensland Regional Plan 2017*.
- The State Planning Policy, part E, to the extent part E is not identified in the planning scheme.
- All relevant structure plans and master plans.
- All relevant temporary local planning instrument.
- All relevant variation approvals.
- The Logan Planning Scheme 2015.
- The Local Government Infrastructure Plan.

### The Planning Regulation 2017 – Koala

The site is not mapped within any koala habitat area or koala priority areas. Accordingly, this portion of the *Planning Regulation 2017* will not be applicable to the assessment.

### The Planning Regulation 2017 - Schedule 12A Walkable Neighbourhoods

On 28 September 2020, the Planning Regulation 2017 (the Regulation), Schedule 12A was amended to ensure new residential subdivisions in Queensland are designed to promote healthy and active communities by creating walkable neighbourhoods. All new reconfiguring lot applications are to be assessed against benchmarks relating to walkable neighbourhoods.

An assessment of the relevant provisions of the Regulation are not applicable as the proposal does not involve the reconfiguration of a lot.

### South East Queensland Regional Plan 2023

The subject site is located within the "Urban Footprint" of the *South East Queensland Regional Plan 2017*.

The intent of the Urban Footprint is to identify "... land within which the region's urban development needs to 2041 can be accommodated in a way consistent with the goals, elements and strategies of *ShapingSEQ*". This proposal is consistent with this intent.

### State Planning Policy

All State Planning Policy provisions are currently reflected within the Logan Planning Scheme 2015, with the exception of the following:

- a) Strategic ports.
- b) Strategic airports and aviation facilities.
- c) Infrastructure integration.
- d) Mining and extractive resources, relating to key resource areas.
- e) Water quality, relating to South East Queensland (SEQ) Water - water resource catchments, pipelines and channels.
- f) Natural hazards, risk and resilience.

#### *Strategic ports and Strategic airports and aviation facilities*

Those matters relating to Strategic ports and Strategic airports and aviation facilities are not impacted by this application.

#### *Infrastructure integration*

The policies relating to infrastructure integration are considered to be adequately incorporated into the infrastructure code of the planning scheme and have been addressed in the below assessment of the proposed development against the infrastructure code.

#### *Mining and extractive resources*

The site is not located within a key resource area and therefore, those aspects of Mining and extractive resources do not apply to the assessment of the proposed development.

### *Water quality*

The site is not located within a SEQ Water - water resource catchment and is not affected by SEQ Water pipelines and/or channels. Water quality has been adequately addressed through an assessment of the proposed development against the infrastructure code, as per the below assessment.

### *Natural hazards, risk and resilience*

Please see below for an assessment against the relevant assessment benchmarks:

<b>State Planning Policy 2017 Part E - Natural hazards, risk and resilience performance outcomes</b>	<b>Assessment</b>
(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	<p>The proposed development is impacted by Flood hazard overlay. The envelope of the proposed Place of Worship is limited to located within the high, moderate and low flood risk areas. The development utilises cut and fill which has been assessed by relevant engineers and conditioned accordingly to ensure the finished floor level of the Place of Worship is located a minimum of 500mm above the defined floor event. Furthermore, all structures are located outside of the high flood risk area and earthworks are proposed to raise the area of carparking to no longer meet the properties of high flood risk. The proposed earthworks will not result in any impacts external to the site and no loss of floodplain storage is achieved and will be conditioned for works below the defined flood level.</p> <p>On this basis, the proposed development avoids the natural hazard area, and in areas impacted by the natural hazard area, undertake earthworks which provide a development finished floor level which mitigates the risks to people and property to an acceptable or tolerable level.</p>
(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.	<p>The flood study provided notes the lowest point in the carpark to be 14.3 metres Australian Height Datum (AHD), which meets Low flood hazard for the distance to travel to the road from this area. On this basis, the proposed development is not considered to hinder disaster management response or recovery capacity and capabilities.</p>

<p>(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p>	<p>The proposed development utilises cut and fill which has been assessed by relevant engineers and conditioned accordingly to ensure the finished floor level of the Place of Worship is located a minimum of 500 millimetres above the defined floor event. On this basis, the proposal avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p>
<p>(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p>	<p>The proposed development does not involve the storage or use of hazardous materials.</p>
<p>(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	<p>The proposed development utilises cut and fill which has been assessed by relevant engineers to and conditioned accordingly to ensure the finished floor level of the Place of Worship is located a minimum of 500 millimetres above the defined floor event. The provided flood risk assessment report identifies that the earthworks does not impact areas external to the site and no loss of floodplain storage is achieved and will be conditioned for works below the defined flood level. On this basis the development is considered to not impact the natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard.</p>

### A temporary local planning instrument

A new planning instrument commenced on 30 October 2023 dealing with flooding. The Temporary Local Planning Instrument (TLPI) No. 1/2023 brings a new risk-based approach to flooding, which replaces the flooding requirements which were in place in the Logan Planning Scheme 2015.

In accordance with the TLPI the subject site is identified as being in a flood risk area. Please refer to the assessment against the Flood hazard overlay code which considers the provisions of the TLPI.

### Variation Approval

Not applicable.

### Relevant development applications/approvals over adjacent premises or in the surrounding locality

COM/6/2016 - Material Change of Use (s242 Preliminary Approval Overriding the Logan Planning Scheme 2015) and Reconfiguring a Lot (4 Lots into 4 Lots; Boundary Realignment and Park Dedication).

COM/6/2016/A - Minor Change (Material Change of Use (s242 Preliminary Approval Overriding the Logan Planning Scheme 2015) and Reconfiguring a Lot (4 Lots into 4 Lots; Boundary Realignment and Park Dedication)).

COM/6/2016/B - Minor Change (Material Change of Use (s242 Preliminary Approval Overriding the Logan Planning Scheme 2015) and Reconfiguring a Lot (4 Lots into 4 Lots; Boundary Realignment and Park Dedication)).

COM/6/2016/C - Minor Change (Material Change of Use (s242 Preliminary Approval Overriding the Logan Planning Scheme 2015) and Reconfiguring a Lot (4 Lots into 4 Lots; Boundary Realignment and Park Dedication)).

COM/69/2017 - Combined application for a Shopping centre and Childcare centre.

COM/69/2017/A - Minor Change (Shopping Centre & Child Care Centre).

MCUI/30/2022 - Material Change (Service Station, Indoor Sport and Recreation, Shop, Food and Drink Outlet, and Healthcare Service).

### Logan Planning Scheme 2015

The following is an assessment of the application against the assessment benchmarks of the Logan Planning Scheme 2015 version 9. This version of the Planning Scheme applies to the assessment of the application as it was the current planning scheme at the time the development application was lodged. The relevant assessment benchmarks are listed in the table below:

<b>Zone Code</b>	<b>Development Codes</b>	<b>Overlays</b>
6.2.3 Emerging community zone code 6.2.5 Low density residential zone code	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code	8.2.2 Biodiversity areas overlay code 8.2.3 Bushfire hazard overlay code 8.2.5 Flood hazard overlay code 8.2.9 Regional infrastructure corridors and substations overlay code 8.2.12 Waterway corridors and wetlands overlay code

*Zone Code*

The development has been assessed against all of the applicable requirements of the identified zone code as follows:

Emerging community zone code

The purpose of the Emerging Community zone code is to:

- a. identify land that is intended for an urban purpose in the future; and
- b. protect the land that is identified for an urban purpose in the future from incompatible uses; and
- c. provide for the timely conversion of non-urban land for urban purposes.

The proposed development has been assessed against the Acceptable Outcomes (AOs) and Performance Outcomes (POs) of the Emerging Community zone code and complies with all of these requirements, with the exception of those provisions that relate to land use, general emissions and building height (AO1, AO2, AO5 and AO8). An assessment against these provisions is provided below.

<b>Land use</b>	
<p><b>PO1</b></p> <p>A use is for:</p> <ul style="list-style-type: none"> <li>a. urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul>	<p><b>AO1</b></p> <p>A use is for:</p> <ul style="list-style-type: none"> <li>a. urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul>
<b>Assessment</b>	
<p>The proposed development is for a Place of Worship and Community Use (Community Hall), which constitutes an urban purpose under the Logan Planning Scheme 2015. Acceptable Outcome AO1 and Performance Outcome PO1 of the Emerging Community Zone Code identify that development for urban purposes is to take place after detailed land use has been completed. This requirement is repeated in the associated Purpose and Overall Outcomes.</p> <p>The LRLUAP identifies the site as Low density residential zone and Environmental management conservation (EMC) zone generally reflective of the historic flood hazard overlay mapping but not reflective of the current flood hazard overlay mapping, which further impacts the development site.</p> <p>Whilst the flood mapping for the area has evolved since the LRLUAP was prepared, the underlying detailed land use and infrastructure planning undertaken to develop these plans still applies and is used to guide development in the area. Furthermore, the overlay mapping associated with the TLPI still applies to the site and manages this constraint. The intended purpose for the development of site is still residential in nature, with the EMC zone identifying mapped environmental constraints at the site, which are further refined by the relevant overlay mapping.</p> <p>The proposed Community use is a consistent land use for the Low density residential zone; however, the proposed Place of worship is not and as a result, the proposal does not satisfy Acceptable Outcome AO1, Performance Outcome PO1, or the Purpose of the Emerging Community Zone Code.</p> <p>Consequently, a broader assessment against the Strategic Framework of the Logan Planning Scheme 2015 is warranted. Further analysis is provided in the Strategic Framework section of this report.</p>	

<b>Building Height</b>	
<p><b>PO2</b></p> <p>A building has a height that is compatible with the:</p> <ul style="list-style-type: none"> <li>a. existing landscape character which predominates over the built form; or</li> <li>b. desired urban purpose character.</li> </ul>	<p><b>AO2</b></p> <p>A building has a maximum building height of 8.5 metres.</p>

<b>Assessment</b>
<p>The proposed development does not comply with AO2 as the peak of the Place of Worship reaches a height of 9.24 metres from ground level. However, this architectural feature is a minor and contextually appropriate exception. The apex of the structure without the architectural feature maintains a height of approximately 7.96 metres with a steep slope to the eaves, the remainder of the building remains well below the prescribed height.</p> <p>It is further noted that from the Logan Reserve Road frontage ground level, the entirety of the Place of Worship maintains a height of 8.5 metres due to the step down to ground level of the development footprint of approximately 0.9-1 metres.</p> <p>Considering the significant slope angle in the roof form, the proposed development satisfies the intent and broader objectives of Performance Outcome 2 by maintaining a building height and design that is respectful of its surroundings and desired urban character.</p>

<b>Boundary Clearance</b>	
<p><b>PO3</b></p> <p>A building or structure has a boundary clearance that is consistent with the:</p> <ul style="list-style-type: none"> <li>a. existing character; or</li> <li>b. desired urban purposed character.</li> </ul>	<p><b>AO3</b></p> <p>A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ul style="list-style-type: none"> <li>a. road boundary clearance of 10 metres.</li> <li>b. side and rear boundary clearance of 3 metres.</li> </ul>

<b>Assessment</b>
<p>The proposed development does not comply with AO3 as the proposed Place of Worship has a road boundary clearance of 6 metres in lieu of the required 10 metres.</p> <p>The proposed Place of Worship is situated as close to the road boundary while maintaining an appropriate setback due to mapped site constraints being the Flood hazard overlay. As such, the provided road boundary clearance was the maximum able to be provided without having significant impacts on the operation of the use and the available carparking arrangement.</p> <p>The LRLUAP identifies the site as Low density residential zone and Environmental management conservation zone generally reflective of the historic flood hazard overlay mapping. The elements of the proposal located within the road boundary clearance is limited to the Community Hall. The Community Hall features a hip and gable roof design with the building pad also being one metre lower than ground level of Logan Reserve</p>

Road. The reduced height and roof design provides a largely residential presenting outcome which is consistent with the desired urban character of the area. Further, a 6-metre road boundary clearance is consistent with the requirements of the Low-density residential zone code.

Considering the identified zoning in the LRLUAP and the residential appearance of the structure located within the 10 metre boundary clearance, and the drop in ground level from the Logan Reserve Road boundary, the setback is considered consistent with the desired urban character for the future zoning. The proposed development satisfies the intent and broader objectives of PO3.

### General Emissions

#### PO5

Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:

- a. noise emissions;
- b. air emissions;
- c. light emission;
- d. radiation emissions;
- e. vibration emissions.

#### AO5

Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:

- a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;
- b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;
- c. Table 3.2.2.1 - Air emission standards;
- d. Table 3.2.3.1 - Light emission standards;
- e. Section 3.2.4 - Radiation emission standards;
- f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s<sup>2</sup>) 1/80Hz.

<b>Assessment</b>	
<p>The applicant has submitted a Noise Assessment Report seeking to address the acoustic emissions criteria within the planning scheme for a future residential zone and proposed measures to be implemented at the site to ensure the development does not impact the amenity of surrounding residents.</p> <p>Council officers recommend conditions be imposed to manage activities associated with the use in accordance with the recommendations of the supported Noise Assessment. Further, conditions are recommended to be imposed which ensures that where substantiated noise complaints are received, an investigation is required to address the complaints received with a investigation report submitted to Council within 20 business days.</p> <p>Please note, the proposal originally included a number of activities that could have potentially impacted on the noise levels and amenity of the surrounding area. Council officers have worked extensively with the applicant to modify the proposal to reach a solution where the proposal complies with the above criteria in AO5.</p>	
<b>Streetscape</b>	
<b>PO8</b>	<b>AO8</b>
Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	No acceptable outcome provided.
<b>Assessment</b>	
<p>The proposed development is for a Place of Worship and Community Use (Community Hall), which constitutes an urban purpose under the Logan Planning Scheme 2015. An Acceptable Outcome is not identified. Performance Outcome PO8 of the Emerging Community Zone Code identify that development for urban purposes is to take place after detailed land use has been completed. This requirement is repeated in the associated Purpose and Overall Outcomes.</p> <p>The LRLUAP identifies the site as Low density residential zone and Environmental management conservation zone generally reflective of the historic flood hazard overlay mapping but not reflective of the current flood hazard overlay mapping, which further impacts the development site. Therefore, while basic planning has been undertaken for the site in the form of the general planning layout, detailed land use and infrastructure planning is yet to be completed for the area.</p> <p>As a result, the proposal does not satisfy, PO8, or the Purpose of the Emerging Community Zone Code.</p> <p>Consequently, a broader assessment against the Strategic Framework of the Logan Planning Scheme 2015 is warranted. Further analysis is provided in the Strategic Framework section of this report.</p>	

#### Low density residential zone code

The purpose of the Low-Density Residential Zone Code, is to provide for a variety of low-density dwelling types, including dwelling houses; and community uses, and small-scale services, facilities and infrastructure, to support local residents.

The proposed development has been assessed against the Acceptable Outcomes (AOs) and Performance Outcomes (POs) of the Low-density residential zone code and complies with all

of these requirements, with the exception of those provisions that relate to land use, built form and building height (AO1, AO2 and PO23). An assessment against these provisions is provided below.

<b>Land use</b>	
<p><b>PO1</b></p> <p>A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>c. section 6.2.5.2(3)(g)(i) overall outcomes for the small acreage precinct; or</li> <li>d. section 6.2.5.2(3)(h)(i) overall outcomes for the small lot precinct; or</li> <li>e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul>	<p><b>AO1</b></p> <p>A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>c. section 6.2.5.2(3)(g)(i) overall outcomes for the small acreage precinct; or</li> <li>d. section 6.2.5.2(3)(h)(i) overall outcomes for the small lot precinct; or</li> <li>e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul>
<b>Assessment</b>	
<p>The proposed development is for a Place of Worship and Community Use (Community Hall), which constitutes an urban purpose under the Logan Planning Scheme 2015. A Community Use (Community Hall) is consistent with the requirements and intent of AO1 and the associated Overall Outcomes. A Place of Worship is not consistent with the uses identified in section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct and therefore does not comply with Acceptable Outcome AO1, Performance Outcome PO1 or the Overall Outcomes of the Low-density residential zone code.</p> <p>As a result, the proposal does not satisfy AO1, PO1, or the Purpose of the Low-density residential zone code.</p> <p>Consequently, a broader assessment against the Strategic Framework of the Logan Planning Scheme 2015 is warranted. Further analysis is provided in the Strategic Framework section of this report.</p>	

<b>Building Height</b>	
<p><b>PO2</b></p> <p>A building has a building height that is:</p> <ol style="list-style-type: none"> <li>a. consistent with the intended character for the precinct.</li> <li>b. responsive to the topography of the site.</li> <li>c. compatible with the height of adjoining buildings.</li> </ol>	<p><b>AO2</b></p> <p>A building on a slope of:</p> <ol style="list-style-type: none"> <li>a. less than 15 percent has a maximum building height of 8.5 metres: or</li> <li>b. 15 percent or more has a maximum building height of 10 metres.</li> </ol>

<b>Assessment</b>	
<p>The proposed development does not comply with AO2 as the peak of the Place of Worship reaches a height of 9.24 metres from the created ground level. However, this architectural feature is a minor and contextually appropriate exception. The apex of the structure without the architectural feature maintains a height of approximately 7.96 metres with a steep slope to the eaves, the remainder of the building remains well below the prescribed height.</p> <p>It is further noted that from the Logan Reserve Road frontage ground level, the entirety of the Place of Worship maintains a height of 8.5 metres due to the step down to ground level of the development footprint of approximately 0.9-1 metres.</p> <p>Considering the significant slope angle in the roof form, the proposed development satisfies the intent and broader objectives of Performance Outcome 2 by maintaining a building height and design that is respectful of its surroundings and desired urban character and is responsive to the topography of the site.</p>	
<b>Boundary Clearance</b>	
<p><b>PO23</b></p> <p>The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.</p>	<p><b>AO23</b></p> <p>No acceptable outcome provided.</p>
<b>Assessment</b>	
<p>No acceptable outcome is provided; the development is therefore referred to the associated performance outcome for assessment.</p> <p>The proposed development is for a Place of Worship and Community Use (Community Hall), which due to the nature of their operation, does not provide a residential built form characterised predominantly by Dwelling houses in an urban landscape setting.</p> <p>The proposed development has made considerable effort to ensure the Community Hall which fronts Logan Reserve Road features a residential built form.</p> <p>Due to the Nature of the operation of the Place of Worship, the remainder of the structures on site are not able to provide structures in accordance with the relevant Overall Outcomes of the zone code being items 6.2.5.2(3)(a).</p>	

As a result, the proposal does not satisfy Performance Outcome PO23, or the Purpose of the Low-density residential zone code.

Consequently, a broader assessment against the Strategic Framework of the Logan Planning Scheme 2015 is warranted. Further analysis is provided in the Strategic Framework section of this report.

### *Development Codes*

The development has been assessed against all of the applicable requirements of the identified Development Codes as follows:

#### *Other Development Codes*

##### Filling and excavation code

The purpose of the Filling and excavation code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation. Council's Development Assessment engineers have assessed the proposal and advised that an earthworks plan has been provided with conceptual engineering drawings. The proposed earthworks are set back from the boundaries adjoining private property. Batters are shown to be 1 in 4 within the basin and also around the proposed building and carpark. A conceptual erosion, sediment and control (ESC) plan has been submitted. There are no major concerns with earthworks. Therefore, the proposed development complies with the Filling and Excavation Code.

##### Landscape code

The purpose of the Landscape code is to enhance visual amenity of the built and natural environment. The proposed development has been assessed against the AOs and POs of the Landscape code and conditions have been provided to ensure compliance with this code.

##### Infrastructure code

The purpose of the infrastructure code is to ensure that infrastructure is provided to service development. The proposed development has been assessed against the AOs and POs of the Infrastructure code and complies with all of these requirements.

##### Sewer

The proposed development has been assessed by Logan Water engineers and conditioned to achieve connection through the Logan Reserve Road frontage as part of the Operational Works stage. The connection is to result in the following:

- only one 150mm sewer main crossing Logan Reserve Road.
- the sewer main is to have sufficient depth and is able to service the subject site and the adjoining northern property.
- if the sewer main is to be located within private property, easement along full length of the public sewer main located within private property is provided.

### Water

The proposed development will connect to the existing water supply pipe located within the opposite verge of Logan Reserve Road.

### Stormwater

The proposed development proposes on-site detention by collecting roof water and surface water via a Q10 internal drainage system and Q100 overland system to convey them to an underground 179 metres<sup>3</sup> detention tank at the proposed car park area for quantity mitigation before discharging to the lawful point of discharge. The above proposed internal stormwater management strategy with on-site detention is supported subject to detailed design at the operational work stage.

Detention and Bio-retention basin towards the rear of the proposed development to accommodate the increase in impervious area.

Taking into consideration the overall size of the lot, the proposed increase in impervious area, and the proposed detention basin, it is considered that the development will be able to meet the requirements of no actionable nuisance.

### Roadworks

A traffic impact assessment report prepared by ITE Consulting which has been assessed by Council's technical officers and considered sound.

The provided traffic impact assessment report takes into consideration a relevant traffic growth rate which was derived from traffic data collected from Logan Reserve Road. The proposed development is expected to generate an additional 48 vehicles entering and exiting the site during the AM peak hour and 43 vehicles during the PM peak hour. The traffic impact assessment includes a delay assessment and SIDRA delay assessment, which takes into consideration the generated traffic. Both delay assessments confirm that the access treatment and traffic generation will not result in discernible impacts or congestion on Logan Reserve Road or the surrounding network.

On this basis, the traffic impact assessment is considered to demonstrate that the proposed development will ensure that:

- The generated traffic will not cause congestion on Logan Reserve Road;
- The increase in traffic will not contribute to overflow to the surrounding network; and
- The generated traffic during the peak hours associated with the development will not result in undue congestion to Logan Reserve Road or the surrounding network.

Council officers recommend that conditions be imposed which require appropriate road treatments, minimum sight distances and safety items are achieved to ensure minimal impacts on congestion.

Access to the site is facilitated via Logan Reserve Road, which is classified as an urban arterial single carriageway. Council officers have recommended conditions requiring Operational Works, the dedication of land and temporary roadworks be provided in accordance with the approved plans of development which ensure safety and efficiency is maintained consistent with the requirements of the Planning Scheme. Access to the development is to be limited to left in and left out movement with signage and line marking established enforcing this.

## Servicing, access and parking code

The purpose of the Servicing, access and parking code is to ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing. The proposed development has been assessed against the AOs and POs of the Servicing, access and parking code and complies with all of these requirements, with the exception of those provisions that relate to the proposed Community Use (Community Hall). An assessment against these provisions is provided below.

<b>Provision of parking spaces for vehicles</b>	
<b>PO1</b> Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:  a. the particular circumstances of the premises including the:  i. nature, intensity and hours of operation of the use.  ii. desirability of providing a car park and attracting vehicles to the premises.  iii. maximum number of employees and customers to be on the premises at any one time.  iv. size, levels and dimensions of the premises.  b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.	<b>AO1</b> Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:  a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing.  b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure.  Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.

<b>Assessment</b>
<p>The proposed development is for a Place of Worship which Table 9.4.7.3.2 identifies a rate of 1 space per 10 metres<sup>2</sup> of GFA and a Community Use in the form of a Community Hall which is not an identified land use. As a Community Hall is not identified in Table 9.4.7.3.2, the proposed development is not able to demonstrate compliance with Acceptable Outcome 1. Performance Outcome PO1 identifies that development is to provide parking, loading and servicing likely to be generated by a use.</p> <p>The proposed development is supported by a Traffic Engineering Report and Letter which identifies a car occupancy of 2.1 persons per car. The proposed development features conditions which limit the following:</p>

- A maximum of 10 events to occur per calendar year with an event identifies as events exceeding 110 persons.
- There are no more than a maximum of 210 visitors on the premises at any one time.
- All carparking associated with special events is to be contained on site.

Therefore, the proposal is to maintain no more than 110 persons on site with the exception of events defined as gatherings exceeding 110 persons where a maximum of 210 persons is permitted on site at any one time. During these events, carparking associated with the use is to be contained on site ensuring there are no impacts on the surrounding area. The submitted supporting material identifies a car occupancy of 2.1 persons per car equating to a total required carparking spaces of 53 car parking spaces. On this basis, the provided 69 spaces is considered sufficient to cater for the standard operation of the proposal with a maximum of 110 persons.

To further ensure that carparking associated with events as defined in the conditions of approval is maintained on site, the development is conditioned to require a Parking Management Plan where there are substantiated complaints associated with vehicle parking. Where this is determined required, a Parking Management Plan is to be submitted to Council within one month of the applicant being notified. All events in excess of 144 persons are to cease until the Parking Management Plan is approved by Council Officers.

On this basis, the proposed development is considered to comply with the associated performance outcome.

### *Overlay Codes*

The proposed development has been assessed against all of the applicable requirements of the identified Overlay Codes as follows.

#### Biodiversity area overlay code

The purpose of the code is to connect biodiversity corridors, protect and enhance habitat values and ecosystem functions and protect scenic amenity values.

The Technical Services team have assessed the proposal against this overlay code and have provided conditions in respect to rehabilitation of native trees within the Secondary Vegetation management area, fauna management, replanting and rehabilitation of the Secondary Vegetation management area, and the vegetation clearing, which will ensure the proposed development complies with the applicable requirements of the Biodiversity Areas Overlay Code.

<b>Secondary vegetation management area</b>	
<p><b>PO3</b></p> <p>Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <p>a. protect the current extent of native trees and native habitat trees; or</p>	<p><b>A03</b></p> <p>Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <p>a. if clearing less than 10 native trees, compensatory planting is provided of:</p>

## Secondary vegetation management area

- b. achieve a net gain of native trees and native habitat trees.

Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.

- i. two trees of the same species for every native tree cleared in a secondary vegetation management area;
- ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area;

- b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or
- c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act.

Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.

Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.

Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.

**Assessment**

The proposed development is located within the Secondary Vegetation Management Area and involves clearing more than 10 native trees being removed. On this basis, the proposal is not able to comply with the associated Acceptable outcome.

The development will result in a total of 24 native trees being removed. The applicant is providing on-site rehabilitation of 48 native trees, thereby achieving a net gain in native vegetation on the site and complying with the Performance Outcome. Conditions have been provided ensuring compliance is maintained.

Flood hazard overlay code

The purpose of the Flood hazard overlay code is to ensure development:

- Avoids flood risk or where not possible to avoid, mitigates the exposure of people, property, infrastructure and the environment to a tolerable level of flood risk.
- Maintains the accessibility and functionality of Essential community infrastructure activities and Vulnerable use activities during and after all flood events.
- Improves the resilience of buildings to flood risk, while maintaining built form and amenity expectations.
- Supports safe, self-evacuation and does not increase the emergency management response or recovery burden.
- Increases the community’s resilience to flood risk and minimises flood recovery time.
- Does not result in unacceptable flood risk to people, property, infrastructure and the environment.
- Minimises the exposure of people to isolation during flood events.
- Maintains the natural functions of the floodplain for the storage and conveyance of floodwaters and avoids adverse impacts on overland flow paths.

The Technical Services team have assessed the proposal against the AOs and POs of the Flood hazard overlay code and complies with all of these requirements, with the exception of those provisions that relate to the proposed development envelope and earthworks being located within the high flood risk area. An assessment against these provisions is provided below.

<b>Part A - Risk compatibility (other than a Home-based business) – Material Change of Use</b>	
<p><b>PO1</b></p> <p>A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p> <p>Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p>	<p><b>AO1</b></p> <p>Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.</p>
<b>Assessment</b>	

It is noted that the provided architectural plans show that the development footprint has been modified to reduce the extent of footprint within the “high flood risk” area.

However, the development is not located in a development envelope area located outside of the High flood risk area and therefore is not able to comply with AO1 or PO1 as the proposal includes an encroachment into the high flood risk area in the north-western corner of the car park. Further, the proposed use is not identified in Table 8.2.5.3.2.

All structures are located outside of the high flood risk area and earthworks in the high risk area can be accepted and conditioned. The conditioned earthworks raise the area of carparking to no longer meet the properties of high flood risk. Therefore, the proposal addresses the overall purpose a, f and h of the Flood hazard overlay code and compliance of the code can be demonstrated.

**Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)**

**PO21**

Filling and excavation in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01 does not exceed:

- a. a total volume of 20m<sup>3</sup>.
- b. a total area of 2,000m<sup>2</sup>.

**AO21**

Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01, filling and excavation, other than for a stormwater detention basin, does not exceed:

- a. a total volume of 20m<sup>3</sup>.
- b. a total area of 2,000m<sup>2</sup>.

Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basin.

**Assessment**

The proposed development is not able to comply with AO21 or PO21 as approximately 1,000 metres<sup>3</sup> below the defined flood event (DFE) is proposed.

No loss in flood storage is proposed and works within the High flood risk area are not assessed to be in areas of conveyance. Based on methodology under the new planning scheme policy for TLPI 1/2024.

Therefore, it is assessed that works which result in no loss in floodplain storage and are in a low velocity area will not impact conveyance or flood function.

The proposed development design is considered to be in accordance with Overall Outcome (n) of the flood hazard overlay code and therefore demonstrates compliance with the code.

<p><b>PO22</b></p> <p>Development does not involve earthworks that would either directly, indirectly or cumulatively:</p> <ul style="list-style-type: none"> <li>a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties.</li> <li>b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties.</li> <li>c. alter floodplain and overland flow path characteristics and water body storage.</li> <li>d. adversely impact the role and function of waterways and areas of ecological significance.</li> <li>e. cause a loss of floodplain storage below the defined flood event.</li> </ul> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO22</b></p> <p>The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this acceptable outcome.</p>
<b>Assessment</b>	
<p>The proposed development does not comply with AO22 as there is no information demonstrating balance of flood storage in the Moderate flood risk area below DFE. However, it is assessed based on information in the flood risk assessment report that there are no impacts external to the site and no loss of floodplain storage is achieved and will be conditioned for works below the defined flood level.</p>	

Regional infrastructure corridors and substations overlay code

The purpose of the Regional infrastructure corridors and substations overlay code is to protect the health, safety and amenity of the community and existing and the future locations of regional infrastructure corridors, substations, bulk water supply facilities and wastewater facilities. The proposed development has been assessed against the AOs and POs of the Regional infrastructure corridors and substations overlay code and complies with all of these requirements.

Strategic Framework

An assessment of the proposal has been undertaken against the Strategic Framework to determine if compliance with the Planning Scheme can be demonstrated.

The Strategic Framework of the Planning Scheme identifies the policy direction and forms the basis for ensuring appropriate development occurs in the City. The strategic intent states:

*By 2031, Logan reflects the spatial elements identified in Figure 3.1–Strategic intent and will accommodate over 420,000 people and 130,000 jobs.*

The policy is structured over 11 themes. Although each theme has its own section, the Strategic Framework is to be read in its entirety as the policy direction for the planning scheme. Comments for those themes where compliance has not been demonstrated are provided below:

### Settlement Pattern

The strategic intent of the Settlement pattern theme is that *"The settlement pattern comprises the Urban footprint, the Future urban area, the Priority development area, the Regional landscape and rural production area and the Rural living area identified on SFM-01.00–Strategic framework map."*

The subject site is identified within a Future urban area, identified on SFM-01.00 Strategic framework map.

Section 3.3.3.1 of the Strategic Framework states that:

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.*

Figure 3.8 - LRUAP identifies the development site as Low density residential zone and Environmental management conservation zone. The environmental management conservation zone is generally reflective of the historic flood hazard overlay mapping, but not reflective of the current flood hazard overlay mapping, which impedes on the developable area of the subject site.

The proposed development is able to connect to all relevant infrastructure following appropriate conditions and does not hinder or impede on the orderly, efficient or integration of infrastructure networks.

Although the proposal is considered inconsistent with the LRLUAP, the proposed development is considered to provide a community benefit through the establishment of the Community Hall. The proposal is also located in close proximity to an identified neighbourhood centre with existing approvals to establish both local and neighbourhood centre uses in the form of Shopping Centre, Childcare Centre, Service Station, Indoor Sport and Recreation, Food and Drink Outlet and Health Care Service. While a Place of Worship is considered a Local Centre activity, the establishment of the proposal is not considered to undermine the intended settlement pattern identified on SFM-01.00 Strategic framework map.

Although the proposed development is not considered to undermine the intended settlement pattern, as the proposed development is inconsistent with the LRLUAP in that it is a use inconsistent with the intended Low density residential zone, it is not able to demonstrate compliance with the Settlement pattern theme. Notwithstanding this, there are relevant matters for consideration as discussed in the Relevant Matters section below.

## Centres

The strategic intent of the Centres theme is that *"Logan has a hierarchy and network of interrelated centres comprising principal centres, major centres, district centres, neighbourhood centres, and specialised centres. Centres are vibrant, accessible and integrated places."*

Section 3.5.8.1 of the Strategic Framework states that:

1. *Centre activities, other than an Accommodation activity, must be:*

a. *Located in a centre unless:*

iv. *The use:*

- a) *Cannot be located in a principal centre, major centre, district centre, local centre or neighbourhood centre;*
- b) *is located in the Specialised centre zone, or in an employment area where it cannot be located in a specialised centre; or*
- c) *has a specific locational need requiring its location outside a centre and the use is located in accordance with the specific locational need;*

The subject site is not located within the Centre zone and a Place of Worship is a form of non-residential development that is categorised as a centre activity and intended to be located within centres. Places of Worship are not a contemplated use within residential areas. As the proposed development is not located within a centre zoned area, specialised centre zone area, or an employment area, and is unable to comply with the Centres element of the Strategic Framework, the proposal must demonstrate other relevant matters in support of the proposal.

It is further noted that the subject site is located within the Emerging Community Zone, which requires detailed land use and infrastructure planning to ensure that future development aligns with the strategic vision for Logan's urban growth. The LRLUAP identifies the site as Low density residential zone and Environmental management conservation zone generally reflective of the historic flood hazard overlay mapping but not reflective of the current flood hazard overlay mapping, which further impacts the development site.

Whilst the flood mapping for the area has evolved since the LRLUAP was prepared, the underlying detailed land use and infrastructure planning undertaken to develop these plans still applies and is used to guide development in the area. Furthermore, the overlay mapping associated with the TLPI still applies to the site and manages this constraint. The intended purpose for the development of site is still residential in nature, with the EMC zone identifying mapped environmental constraints at the site, which are further refined by the relevant overlay mapping. The proposed Community use is a consistent land use for the Low density residential zone; however, the proposed Place of worship is not and the proposal has failed to demonstrate alignment with the centres hierarchy. Notwithstanding this, there are relevant matters for consideration as discussed in the Relevant Matters section below.

## *Summary*

As noted above, the proposed development is inconsistent with the Settlement pattern and Centres themes of the Strategic Framework. The application is therefore not considered to comply with the Strategic Framework of the planning scheme. Please see the discussion below regarding relevant matters that pertain to the proposed development.

## Relevant Matters

Section 60(3) of the Act states that, to the extent an application requires impact assessment, the assessment manager has the discretion to either:

- (a) Approve all or part of the application.
- (b) Approve all or part of the application but impose development conditions.
- (c) Refuse the application.

In exercising this discretion and in accordance with Section 45(5) of the Act, the assessment manager of an Impact assessable application may carry out an assessment against, or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise. As per the Act, examples of another relevant matter include planning need, the current relevance of the assessment benchmarks in the light of changed circumstances and whether assessment benchmarks or other prescribed matters were based on material errors.

In undertaking a balanced assessment of the proposal development against the planning scheme and any other relevant matters, Chapter 1, Section 5(1) of the Act states that *“an entity that performs a function under this Act must perform the function in a way that advances the purpose of this Act.”*

In accordance with Chapter 1, Section 3(1) of the Act, the purpose of the 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.”*

Section 3(2) of the Act further defines ecological sustainability as *“a balance that integrates—*

- (a) the protection of ecological processes and natural systems at local, regional, State, and wider levels; and*
- (b) economic development; and*
- (c) the maintenance of the cultural, economic, physical and social wellbeing of people and communities.”*

As it relates to this application, Section 3(3) of the Act provides the following guidance regarding the terms referenced in Section 3(2) of the Act:

- (a) “protecting ecological processes and natural systems includes—*
  - (i) conserving, enhancing or restoring the life-supporting capacities of air, ecosystems, soil and water for present and future generations; and*
  - (ii) protecting biological diversity; and*

- (b) *achieving economic development includes achieving diverse, efficient, resilient and strong economies, including local, regional and State economies, that allow communities to meet their needs but do not compromise the ability of future generations to meet their needs; and*
- (c) *maintaining the cultural, economic, physical and social wellbeing of people and communities includes—*
  - (i) *creating and maintaining well-serviced, healthy, prosperous, liveable and resilient communities with affordable, efficient, safe and sustainable development; and*
  - (ii) *conserving or enhancing places of special aesthetic, architectural, cultural, historic, scientific, social or spiritual significance; and*
  - (iii) *providing for integrated networks of pleasant and safe public areas for aesthetic enjoyment and cultural, recreational or social interaction; and*
  - (iv) *accounting for potential adverse impacts of development on climate change, and seeking to address the impacts through sustainable development (sustainable settlement patterns or sustainable urban design, for example)."*

Building on this and with the purpose of the Act in mind, advancing the purpose of the Act is described by Chapter 1, Section 5(2) of the Act as including, amongst other things:

- (a) *following ethical decision-making processes that—*
  - (i) *take account of short and long-term environmental effects of development at local, regional, State and wider levels; and*
  - (ii) *apply the precautionary principle, namely that the lack of full scientific certainty is not a reason for delaying taking a measure to prevent degradation of the environment if there are threats of serious or irreversible environmental damage; and*
  - (iii) *seek to provide for equity between present and future generations; and*
- (b) *providing opportunities for the community to be involved in making decisions; and*
- (c) *supplying infrastructure in a coordinated, efficient and orderly way; and*
- (d) *applying amenity, conservation, energy use, health and safety in the built environment in ways that are cost-effective and of public benefit; and*
- (e) *avoiding, if practicable, or otherwise minimising the adverse environmental effects of development (climate change, urban congestion or declining human health, for example).*

The proposed development was subject to impact assessment and as such, involved public notification. The submissions received during this period have been reviewed and considered in the assessment of this application, as per the section above.

In consideration of the purpose of the Act and the obligation of Council to advance this purpose, the following relevant matters have been considered in the balanced assessment of the proposed development:

- The LRLUAP identifies the site as Low density residential zone and Environmental management conservation zone generally reflective of the historic flood hazard overlay mapping. A new planning instrument commenced on 30 October 2023 dealing with flooding. The TLPI No. 1/2023 brings a new risk-based approach to flooding, which replaces the flooding requirements which were in place in the Logan Planning Scheme 2015 which the general planning layout was informed from. The new flood hazard overlay mapping further impedes on the developable area of the

site, impacting the viability of delivering residential development in accordance with the LRLUAP. The proposed development is considered to provide full use of the available developable area in lieu of the development associated with the residential zoned land identified under the LRLUAP considered not viable due to site constraints.

- The proposed development will include earthworks which will provide a development finished floor level which mitigates the flood risks to people and property to an acceptable or tolerable level.
- The provided flood risk assessment report identifies that the proposed earthworks will not impact areas external to the site and no loss of floodplain storage is achieved and will be conditioned for works below the defined flood level.
- Due to the impact of the TLPI No. 1/2023 new risk-based approach to flood modelling and mapping, the adjoining sites to the north and south in close proximity to the proposed development are unlikely to be further developed with residential development. An expansion of uses considered less sensitive to impacts of flooding consistent with the proposed development are likely in lieu of the intended residential character as per the general planning layout, or existing uses are expected to continue. The proposal has demonstrated no adverse impacts on the existing amenity of the area and conditions are recommended ensuring this is maintained.
- The surrounding development context consists of approved centre activity consistent with that of a Local Centre intensity or higher on the opposite side of Logan Reserve Road. The establishment of a centre activity in this location appears in unison with the approved development context intended for this location. On this basis, the proposed development is not considered to undermine the intended settlement pattern identified in the LRLUAP.
- The proposed development has designed the built form outcome to soften the amenity of the proposed Centre use. This paired with the centre activity across the street creates an outcome which addresses Logan Reserve Road and the surrounding area with a similar amenity.
- Conditions are recommended which require the Community Hall to be available for broader community hire a minimum of 4 Saturdays and/or Sundays per calendar month. This will also be available for broader community hire throughout the week. This component of the development has been conditioned to be delivered as part of Stage 1.
- The proposed development will comply with the noise criteria for the relevant zone under the planning scheme, further limiting any potential impacts on the amenity of the surrounding area. Further, conditions are recommended to be imposed which ensures that where substantiated noise complaints are received, an investigation is required to address the complaints received with a investigation report submitted to Council within 20 business days.
- The traffic impact assessment provided has demonstrated that:
  - The generated traffic will not cause congestion on Logan Reserve Road;
  - The increase in traffic will not contribute to overflow to the surrounding network; and

- The generated traffic during the peak hours associated with the development will not result in undue congestion to Logan Reserve Road or the surrounding network.

Based on a balanced assessment of the proposal against the planning scheme and having consideration to the relevant matters detailed above, it is recommended that the proposed development be supported and approved subject to conditions.

Public Notification

In accordance with Part 4 (Public Notification) of the Development Assessment Rules, the Applicant has informed Council that public notification was undertaken in accordance with s53 of the Act.

<b>Start Date:</b>	19 March 2025
<b>End Date:</b>	9 April 2025
<b>Date of Final Notice:</b>	10 April 2025
<b>Number of Submissions:</b>	Properly Made 8 (support) 33 (objection/s) Not properly made 6 (support) 3 (objection/s)

**Figures 16 and 17** shows how the objecting submitter’s properties (red) and supporting submitter’s properties (green) are located in relation to the proposed development site (orange). The issues raised in the submission are outlined below in **Table 2**.

**Figure 16: Location of submitters in relation to development site (1.5km radius)**





Submitter Concerns	Council Officer Comments
<ul style="list-style-type: none"> <li>– Traffic will generate blind spots and create traffic hazards</li> <li>– Carriageway width not sufficient</li> <li>– Submitted traffic reporting is incorrect and outdated</li> <li>– Access off Logan Reserve Road is dangerous and will lead to queuing</li> </ul>	<p>provided will ensure that the full carriageway width required for an Urban Collector Road is achieved, ensuring adequate width to accommodate the proposed and surrounding development. This access will be left-in and left-out only and is supported by a sight distance assessment in the traffic impact assessment which demonstrates it complies with the sight distance requirements.</p> <p>The referenced intersection with Halcyon Way is subject to be upgraded as part of the development approved at 1-15 Halcyon Way. It is understood that the intersection will give additional capacity to accommodate development traffic once upgraded and address concerns raised regarding the safety of the Halcyon Way intersection.</p> <p>A safety analysis has been undertaken for the proposed development. Conditions are recommended for temporary roadworks to be established which ensure safety and efficiency is maintained consistent with the requirements of the Planning Scheme. The temporary works maintain the existing footpath located along the entirety of the site frontage to Logan Reserve Road.</p> <p>It is noted that any urban development proposed over this site would introduce some form of access to Logan Reserve Road and would be conditioned to deliver road upgrades to the same standard.</p> <p>Council officers recommend conditions be imposed which require all carparking be maintained on site, appropriate road treatments, minimum sight distances and safety items are achieved.</p>
<ul style="list-style-type: none"> <li>• The proposed development will lead to a considerable increase in traffic. <ul style="list-style-type: none"> <li>– There is existing congestion causing issues to the network</li> <li>– Increase in traffic will cause overflow to surrounding network</li> <li>– There is current significant congestion during peak hours</li> </ul> </li> </ul>	<p>A traffic impact assessment report prepared by ITE Consulting which has been assessed by council technical officers and considered sound.</p> <p>The provided traffic impact assessment report takes into consideration a relevant traffic growth rate which was derived from traffic data collected from Logan Reserve Road. The proposed development is expected to generate an additional 48 vehicles entering and exiting the site during the AM peak hour and 43 vehicles during the PM peak hour.</p> <p>The traffic impact assessment includes a delay assessment and SIDRA delay assessment, which takes into consideration the generated traffic.</p> <p>Both delay assessments confirm that the access treatment and traffic generation will not result in</p>

Submitter Concerns	Council Officer Comments
	<p>discernible impacts or congestion on Logan Reserve Road or the surrounding network.</p> <p>On this basis, the traffic impact assessment is considered to demonstrate that the proposed development will ensure that:</p> <ul style="list-style-type: none"> <li>• The generated traffic will not cause congestion on Logan Reserve Road.</li> <li>• The increase in traffic will not contribute to overflow to the surrounding network.</li> <li>• The generated traffic during the peak hours associated with the development will not result in undue congestion to Logan Reserve Road or the surrounding network.</li> </ul> <p>Council officers recommend that conditions be imposed which require appropriate road treatments, minimum sight distances and safety items are achieved to ensure minimal impacts on congestion.</p>
<ul style="list-style-type: none"> <li>• The proposed development will result in noise impacts on the surrounding area. <ul style="list-style-type: none"> <li>– The activities associated with the religion will create undue noise impacting the surrounding residential area</li> <li>– Increase in traffic will create further noise</li> </ul> </li> </ul>	<p>The applicant has submitted a Noise Assessment Report seeking to address the acoustic emissions criteria within the planning scheme for a future residential zone and proposed measures to be implemented at the site to ensure the development does not impact the amenity of surrounding residents.</p> <p>Council officers recommend conditions be imposed to manage activities associated with the use in accordance with the recommendations of the supported Noise Assessment. Further, conditions are recommended to be imposed which ensures that where substantiated noise complaints are received, an investigation is required to address the complaints received with an investigation report submitted to Council within 20 business days.</p>
<ul style="list-style-type: none"> <li>• Suitability of the proposed use considering the site zoning. <ul style="list-style-type: none"> <li>– The proposal serves a specific religious use rather than the existing community</li> <li>– The land is designated for green space and should be preserved. The area</li> </ul> </li> </ul>	<p>The proposal seeks to establish both a Place of Worship and Community Use (Community Hall). The proposed hall will be available for other community groups and fundraising activities when not in use for activities associated with the place of worship.</p> <p>The subject site is currently zoned as Emerging Community. The proposed development site is not identified as recreational open space, green space, park land or the like. Future planning for the area identifies the site as being within the Low-density residential zone (small lot precinct) and Environmental management and conservation zone, as per the LRLUAP. The proposed development demonstrates that it is able to preserve the</p>

Submitter Concerns	Council Officer Comments
<p>needs more parks and community space</p>	<p>Environmental management and conservation zone towards the rear of the development site and locates the development in the portion of the site identified as being Low density residential zone (small lot precinct) as it relates to the LRLUAP.</p> <p>The proposed development site is not identified as providing a community park and is serviced by the surrounding park land including the Stoneleigh Reserve Park and the Flindersia Riverside Park.</p> <p>Council officers consider this item to be addressed.</p>
<ul style="list-style-type: none"> <li>• Lack of existing facilities in the surrounding area. <ul style="list-style-type: none"> <li>– There is a lack of commercial and health facilities and uses in the area</li> </ul> </li> </ul>	<p>A separate development has been approved at 1-15 Halcyon Way opposite the subject site, which includes a service station, healthcare, fast food, childcare, retail, and commercial uses. This approval will aid in providing commercial and health facilities to the surrounding area.</p>
<ul style="list-style-type: none"> <li>• The proposed development will result in adverse impacts on the community and residential amenity. <ul style="list-style-type: none"> <li>– The development will cause power failures to surrounding residents</li> <li>– The development will result in noise and a built form appearance inconsistent with the amenity of the area</li> </ul> </li> </ul>	<p>The proposed development will be conditioned to provide appropriate electrical connections to service the proposed uses. The development is not expected to impact local energy supply. Power capacity and service delivery are managed by the utility provider. The proposed use is not considered to increase demand on the utility provider inconsistent with what would be expected if a use consistent with the relevant zoning was proposed.</p> <p>The proposed development will also be conditioned to provide considerable landscaping towards the Logan Reserve Road frontage and adjoining property boundaries where necessary.</p> <p>The proposed development utilises a residential built form for aspects of the development which are able to accommodate a residential design.</p> <p>The remainder of the structures are either appropriately screened by the change in level from Logan Reserve Road, or from adjoining boundaries with appropriate setbacks paired with landscaping and acoustic fencing.</p> <p>Noise associated with the proposal is addressed in greater detail above. Council officers consider items relating to the built form to be addressed and detailed further in assessment against the relevant zone code.</p>
<ul style="list-style-type: none"> <li>• The proposed development site is subject to flooding.</li> </ul>	<p>The proposed development is partially located within the High Flood Risk area identified in the TLPI 2023 Flood overlay mapping.</p>

Submitter Concerns	Council Officer Comments
	<p>As part of issued Information Request, Council Officers identified the following identifying these items as critical concerns:</p> <ul style="list-style-type: none"> <li>• amended plans locating the development footprint outside of the high flood risk area.</li> <li>• further analysis and modelling that the proposed development does not impact adjoining properties, floodplains, and flood characteristics up to the defined flood event.</li> <li>• further analysis and modelling were also requested which can demonstrate the proposal does not introduce a safety risk or an increase in damage to property for the development up to the probable maximum flood level.</li> </ul> <p>In response to the above requested items, the applicant has provided a Flood Impact Assessment in support of the proposed development. Council technical officers recommend conditions ensuring the development will comply with the requirements of the Flood hazard overlay code.</p>
<ul style="list-style-type: none"> <li>• The proposed development introduces security risks to the surrounding area.</li> </ul>	<p>The proposed development is for a Place of Worship and Community Use (Community Hall). The proposal is not expected to generate any undue increase in risk to security for the broader area, nor is it expected to place undue demand on emergency services.</p> <p>The development will include appropriate site management measures, including secured access. The proposal also increases passive surveillance through regular activity and presence.</p> <p>Further, the proposed development is expected to provide landscaping treatment which is consistent with Crime Prevention Through Environmental Design principles, creating opportunity for reduced impacts on passive surveillance in the surrounding area.</p> <p>The applicant has also advised that additional measures will be implemented with security cameras installed providing surveillance and monitoring of the premises.</p> <p>It is noted that the availability of emergency services servicing the surrounding area and existing crime is not a relevant planning matter to consider as part of grounds for objection to the proposed Place of Worship and Community Uses use under the Act. Any security or criminal activity is a Queensland police issue.</p>

Submitter Concerns	Council Officer Comments
	Council officers consider this item to be addressed.
<ul style="list-style-type: none"> <li>• The proposed development will adversely impact property prices in the surrounding area. <ul style="list-style-type: none"> <li>– The proposal is unsightly and will negatively affect surrounding property values</li> </ul> </li> </ul>	<p>The proposal is being assessed against the Logan Planning Scheme 2015 (V9), house prices are not a relevant planning matter to consider as part of grounds for objection to the proposed Place of Worship and Community Uses use under the Act.</p> <p>Council officers consider this item to be addressed.</p>
<ul style="list-style-type: none"> <li>• The proposed development has adverse impacts on the existing vegetation and associated fauna.</li> </ul>	<p>The proposed development is located within a Secondary vegetation management area identified on Biodiversity areas overlay map. The applicant has submitted an environmental offset report to demonstrate compliance with the relevant assessment benchmarks.</p> <p>Vegetation in the location of the proposed development has been identified along with those which are likely to be impacted by works. The site survey determined that 13 native trees are required to be removed. The report identifies an area for compensatory planting in the west of the site. Conditions are recommended which ensure a net gain in native vegetation.</p> <p>Council officers consider this item to be addressed.</p>
<ul style="list-style-type: none"> <li>• The development is located in close proximity to the Halcyon Way community.</li> </ul>	<p>The site is separated from Halcyon Way by a road corridor and is accessed via Logan Reserve Road.</p> <p>The proposal will be required to demonstrate that the use can operate in a way which does not impact on the existing residential amenity established in the surrounding area.</p> <p>Further, the proposed development provides a built form and landscape screening to create a consistent outcome expected in the area.</p> <p>The development provides setbacks consistent with the relevant assessment benchmarks of the Planning Scheme for the future Low density residential zone.</p> <p>Council officers consider this item to be addressed.</p>

## Referrals

### *Referral Agencies*

The application did not require any legislated referral to external referral agencies. Council officers did refer the application to Energex and requested third party advice, to ensure any potential impacts on and from the 110kv powerline in Logan Reserve Road would be

appropriately managed. Energex provided a response on 20 August 2024, advising no concerns with the proposal.

## **7. STRATEGIC IMPLICATIONS**

### **7.1 Corporate Plan**

**Report Criteria:** Direction - It requires Council to make a decision of a strategic nature

**Corporate Plan Priority:** Economy and growth (EG)

### **7.2 Financial and Resource Implications**

If Council approves the application, this decision may be appealed by any submitters that made a properly made submission during the public notification period. The cost to defend this appeal is estimated to be in the order of \$200,000 to \$300,000.

If Council chooses to refuse the application, the decision may be appealed by Co-ordinated Developments Pty Ltd (the Applicant), which would have financial implications for Council defending an appeal in the Planning and Environment Court. The cost to defend this appeal should the application be appealed is estimated to be in the order of \$200,000 to \$300,000.

### **7.3 Risk Management Implications**

There are no risk management implications in relation to this matter.

### **7.4 Compliance Implications**

There are no compliance implications in relation to this matter.

### **7.5 Legal/Policy Implications**

Should Councillors wish to discuss the legal implications of a decision regarding this application, it is recommended that this be discussed confidentially and that a closed session be entered into in accordance with section 254J of the *Local Government Regulation 2012*.

### **7.6 Human Rights Act**

Under the *Human Rights Act 2019*, Council must not make a decision without considering and assessing the potential impact to human rights, and giving consideration to any impacts before making a decision.

Officers consider that there are no human rights implications relevant to Council's decision in this matter.

## **8. CONSULTATION**

### **8.1 Community**

The application was publicly notified for a period of 15 business days between 19 March 2025 and 9 April 2025. Forty-one properly made submissions of which 8 were in support of and 33 objecting to the proposal were made by the public and 9 not properly made submissions of which 6 were in support and 3 were objecting to the proposal were also received.

## 8.2 Councillor

The following consultation was undertaken with the Divisional Councillor:

- On 2 August 2024, a briefing email was sent to the Divisional Councillor.
- On 18 March 2025, a briefing email was sent to the Divisional Councillor advising that public notification was about to commence.
- On 29 April 2025, a briefing email was sent to the Divisional Councillor advising of the outcome of the public notification.
- On 4 March 2026, Council officers provided a briefing email to the Divisional Councillor advising of position to support the application and requesting delegation.
- On 11 March 2026, Councillor Heremaia requested officers present the application at Committee for decision.

## 8.3 Internal

This application was referred to the following internal Council Branches/Units for consideration and approval conditions of development:

- Development Engineering
- Technical Services (Hydraulics, Traffic/Transport, Environment, Landscaping)
- **Water Infrastructure Branch**

## 9. CONCLUSION

After considering the development application against the applicable legislation, planning instruments, and submissions, it is recommended that the development application be approved, subject to conditions.

## 10. RECOMMENDATION

It is recommended:

That the development application MCUI/44/2024 for a Material Change of Use for a Place of Worship and Community Use at 283-293 Logan Reserve Road, Logan Reserve QLD 4133 otherwise described as Lot 1 RP 162124, subject to the conditions detailed in Attachment 2 - Proposed Development Conditions, be approved

## 11. ATTACHMENTS

Attachment 1	Proposed Plans of Development
Attachment 2	Development Conditions
Attachment 3	Energex Advice
Attachment 4	Acoustic Report - Proposed Cultural Centre and Place of Worship
Attachment 5	Stormwater Management Plan
Attachment 6	Environmental Offset Report

## 12. REPORT AUTHORS

Adam Avalos - Manager Major Developments and Appeals