



BLUME
PLANNING & DEVELOPMENT

PLANNING ASSESSMENT REPORT

782-804 Greenbank Road NORTH MACLEAN

On Lot 1 RP 136420

PDA Application
FOR Material Change of Use for Warehouse (Outdoor storage of goods)
including heavy machinery (Trucks)

PLANNING ASSESSMENT REPORT

Applicant name: Dhaka Enterprises Pty Limited

Site address: 782-804 Greenbank Road NORTH MACLEAN QLD

Real property description: Lot 1 RP 136420

Project reference no: 0104

Contact: David Zanker
Director
Blume Planning and Development Pty Ltd

Proposal: PDA Application – Material Change of Use for Warehouse (Outdoor storage of goods) including heavy machinery (Trucks)

Report version:

Version	Prepared By	Reviewed By
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1.0 Executive Summary

This report is submitted on behalf of Dhaka Enterprises Pty Limited in support of a PDA Application for Material Change of Use for Warehouse (Outdoor storage of goods) including heavy machinery (Trucks) at 782-804 Greenbank Road NORTH MACLEAN QLD, formally described as Lot 1 on RP136420.

The proposed Warehouse is located within the master planned Industry and Business Zone of the North Maclean Enterprise Context Plan Land Use and Road Network Plan. Development within Greater Flagstone PDA is assessed against the Greater Flagstone PDA Development Scheme (Development Scheme), a regulatory document under the *Economic Development Act 2012*, that controls land use, infrastructure planning and development in the area.

The site is identified as an irregular shaped allotment, with a site area of 39,450 m² and frontage to Greenbank Road along the southern portion of the site. The site contains an existing detached dwelling. The site has historically been left vacant with the exception of the use of the dwelling.

The proposal will remain as one site, be retained under the current ownership, and have the capacity to accommodate four tenants on the site. The proposed development seeks the proposed use whilst not requiring the delivery of any structures or infrastructure (water, sewer, power). Internal access has been undertaken and designed in accordance with the North Maclean Enterprise Context Plan. Interim access is proposed to be obtained via Greenbank Road via an informal access road over Lot B. Given the proposal seeks a Warehouse (outdoor storage), where the development does not propose any built form, the site will be used for the storage of items.

This Town Planning Report and supporting documents, have assessed the proposed development against the relevant provisions of the Development Scheme and other relevant legislation. We are of the opinion that the development is consistent with the Development Scheme and is appropriate for the locality. It is recommended that the development application be approved, subject to relevant and reasonable conditions.

2.0 Project Summary

Site summary and project details	
Applicant	Dhaka Enterprises Pty Limited
Site Address	782-804 Greenbank Road NORTH MACLEAN
Real Property Description	Lot 1 on RP136420
Area Of Site	39,450 m ²
Local Government Area	Logan City Council
Assessment Manager	Minister for Economic Development Queensland (MEDQ)
PDA	Greater Flagstone
Easements	Nil
State Interests	Priority Development Area Natural Hazards - Bushfire Hazard Buffer SEQ Major Enterprise and Industrial Area Koala Habitat in SEQ Region - Koala Habitat Area - Core koala habitat area Regulated Vegetation - Regulated vegetation management map (Category A and B extract)
Proposal	PDA Application for Material Change of Use for Warehouse (Outdoor storage of goods) including heavy machinery (Trucks)
Category Of Assessment	PDA assessable development
Prelodgement History	Not applicable
Referral Agencies	N/A
Specialist Reports Provided	Architectural Plans prepare by TJ Kelley Surveys
Contact Email	david@blumegroup.com.au

3.0 Site Details

The subject site is located at 782-804 Greenbank Road NORTH MACLEAN, formally described as Lot 1 on RP136420. The site is identified as a single irregular shaped allotment, with a site area of 39,450 m² and a frontage width of approximately 188m to Greenbank Road along the Southern boundary. The subject site contains a detached dwelling. The site is currently serviced by all relevant services including water, electricity and sewer. Access to the site is obtained via an existing crosser over to Greenbank Road

3.1 Site History

The site contains a detached dwelling which is being utilised for residential purposes. There are no recent applications registered to the site.

3.2 Location

As identified above, the subject the subject site is located within the Industry and Business Zone of the North Maclean Enterprise Context Plan Land Use and Road Network Plan. Sites surrounding the subject land are also located within the same zoning. A number of applications have been submitted and approved within the locality. As identified below, land to East is located within the same Zone and is subject to the assessment (DEV2020/123) and seeks approval for a range of uses including Low Impact Industry, Medium Impact Industry, Service Industry, and a Warehouse.

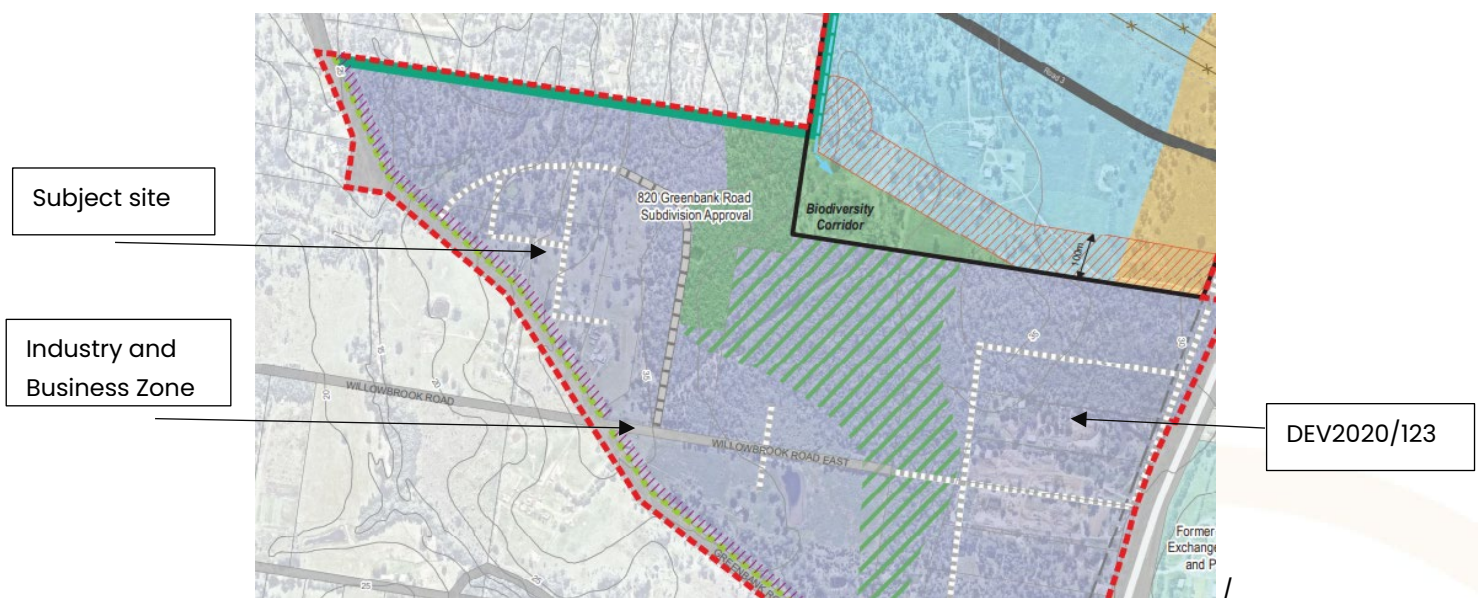


Figure 2: Site aerial – North Maclean Enterprise Context Plan

DEV2020/123 provides a POD which highlights appropriate land uses within the land. The proposal has addressed the relevant Zone applicable to the site and identified the relevant uses that align with the use of the land. The application is currently under assessment.

3.3 Site Characteristics

Vegetation

The site contains scattered vegetation throughout the site, however is not protected by any relevant overlays. As identified in Figure 3 below, the subject site contains mapped vegetation at the rear of the site. The vegetation is identified as regulated vegetation and identified as Core Koala Habitat outside of a Priority Area.



Figure 3: Dams mapping: Regulated Vegetation mapping

Greater Flagstone Urban Development Area

The subject site is contained within the Greater Flagstone PDA and is also located within the Logan City Council local government area. The site is located within the North MacLean Context Plan. Context plans are required under the Development Scheme to ensure that development is undertaken in a coordinated manner. The context plan was endorsed on 10 September 2021 and the proposed development has been designed in accordance with the plan – See Figure 4 below.

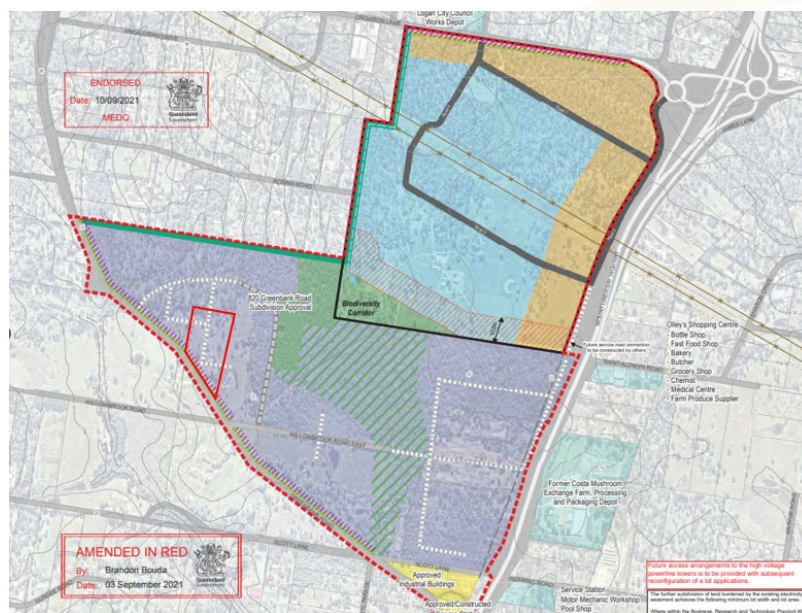


Figure 4: North MacLean Context Plan

4.0 Proposal

The proposal seeks approval for a Material Change of Use for Warehouse (Outdoor storage) including storage of heavy vehicles. The development proposes to utilise four areas for the outdoor storage of goods. No permanent infrastructure is proposed at this stage of the proposal given the fact that the development does not introduce any built form. The surface of the site will be graded and an impervious material such as gravel or crusher dust will be used to prevent soil disturbance. In accordance with the attached plan of development, the four areas will be design in accordance with the road network as proposed.

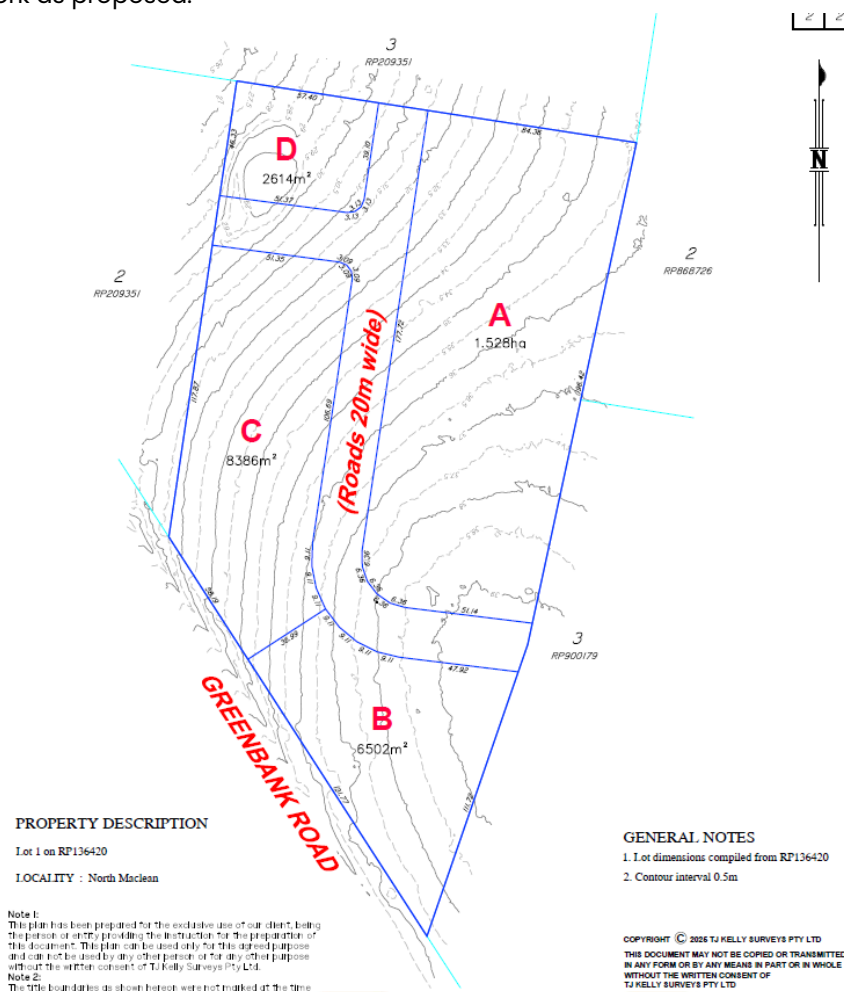


Figure 5: Plan of development

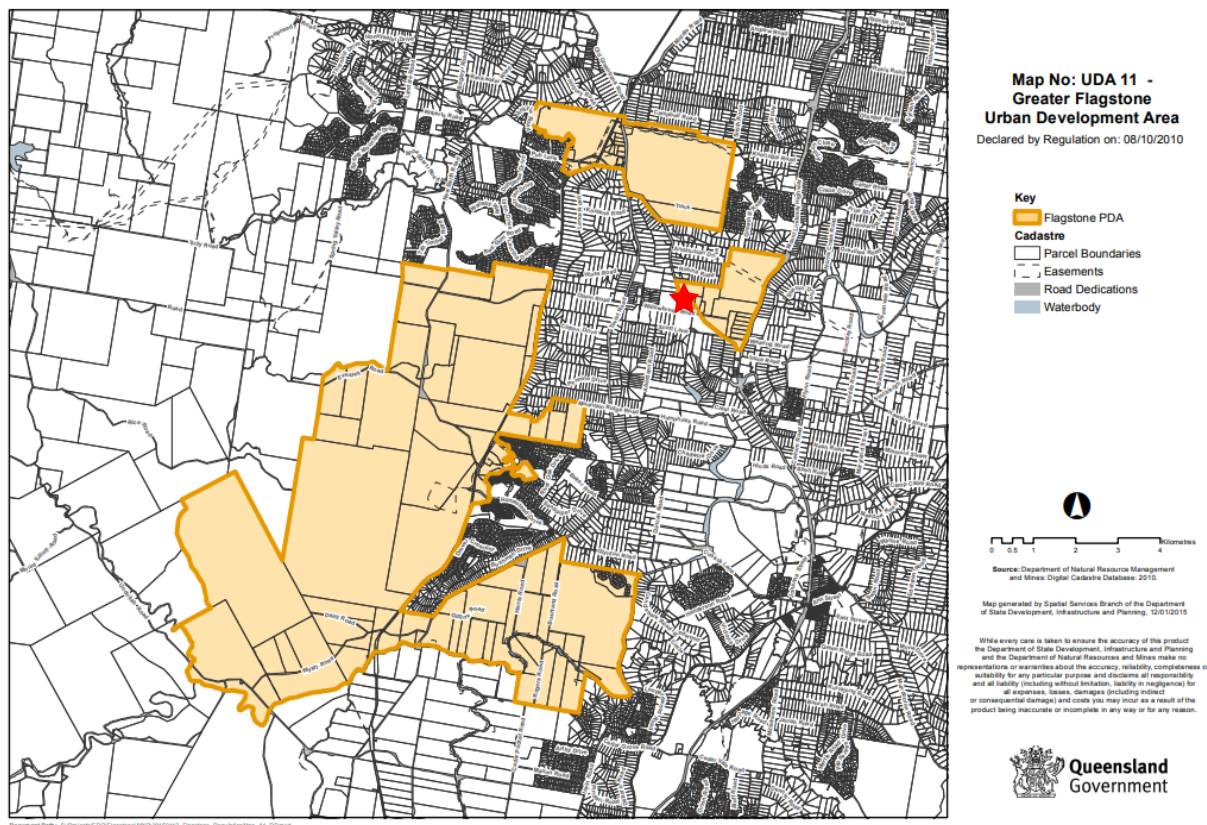
As identified in the proposed plan, the areas have been designed in accordance with the North Maclean Context Plan. Internal roadway with a 20m width has been provided which will provide connectivity to the adjacent sites as intended. Interim access for all four sites will be obtained via Greenbank Road over area B.

5.0 Town Planning Framework

5.1 Assessment – Greater Flagstone Development Scheme

The proposed development is assessable and subject to assessment under the Economic Development Act 2012 (ED Act). The ED Act provides for particular parts of the State to be declared as areas called PDA's. Its main purpose is to facilitate economic development, and development for community purposes, in the State.

The Development Scheme is applicable to all development on land within the boundaries of the Greater Flagstone PDA. It is the regulatory document which assists with planning, carrying out, promoting, coordinating, and controlling land development within the PDA.



Assessable development is consistent with the land use plan provided that the development complies with all relevant UDA-wide criteria and the relevant zone intent. Alternatively, if the development does not comply, the development should not conflict with the Development Scheme.

Section 3.2.3 of the Development Scheme clarifies when development is considered to be consistent with the Land Use Plan as follows:

As defined in Schedule 2 of the Development Scheme, the proposed development is for a Warehouse.

Warehouse:

Means the use of premises for the storage of goods whether or not in a building, including self-storage facilities or storage yards.

The proposal will incorporate the storage of goods outside as the proposal does not seek any permanent structures. Accordingly, the proposed development is defined as a Warehouse.

A review of Schedule 2 has identified that a Transport Depot is not specifically defined within the Development Scheme. We are further of the opinion that the storage of trucks does not fall within a Low, Medium or High Impact Industry. Given the storage of trucks can be identified as a good, the vehicle storage (associated with goods) is ancillary and falls within the definition of a Warehouse.

The following sections outline how the proposal complies with the criteria set out in the Development Scheme. Where any inconsistency between the proposal and the criteria exists, the proposal will fully achieve the outcomes stipulated by the endorsed Context Plan.

The subject land is located within the Industry and Business district. Where making a material change of use if (i) the use is not defined in schedule 2

5.1.1 PDA – Wide Criteria

To the extent the PDA-wide criteria are relevant, they are to be considered in the assessment of the application. The proposed development is assessed against the PDA-wide criteria in the table below:

PDA – wide Criteria	
Employment opportunities	The proposed development creates employment opportunities to deliver an area for storage purposes within the Flagstone area. The use of the land has limited impacts on the surrounding locality and will deliver the interim access of internal roads which will facilitate the growth of the surrounding sites.
Community greenspace network	The development will remove the vegetation within the site to accommodate the proposed use. Notwithstanding this, the development aligns with the context plan which does not identify any areas of ecological value. Landscaping can be achieved at the front of the site which will contribute to the greenspace network of the locality. Notwithstanding this, it is recommended that the buffer is provided after the adjoining sites are connected to the site.
Natural and cultural values	The subject site does not contain any areas of significant natural or cultural heritage values.
A liveable community	The development site is contained within the Industry and business zone which is appropriate for accommodating the

	proposed use. The site is well separated from future residential uses. The use will contribute to delivering a warehouse for the purposes of outdoor storage to support communities and offer employment opportunities in close proximity to transport networks.
Natural Values/Development constraints	The site is not mapped as containing any areas of natural values or development constraints.
Community facilities	The proposed development ensures that people and properties are safe from potential hazards, such as bushfire and flooding.

6.0 Zone provisions

The subject site is included in the Industry and Business Zone – the intent being set out as follows:

Item 1:

The industry and business zone accommodates industrial activities which do not generate dust, noise and odour emissions beyond the zone. The zone provides for a wide range of compatible industrial uses including low and medium impact industry, research and technological industries, knowledge creation, entrepreneurial activity and service industry activities.

Response:

The use of the land will be for storage purposes and does not generate dust, noise or emissions. In terms of impacts, outdoor storage is very low scale and ideal for the initial use of land that has been previously used for rural purposes. The development unlocks adjacent sites and opens the opportunity for further development prospects.

Item 2:

The location, design, operation and management of uses and works contribute to the amenity, built form, landscaping and streetscape which enhances the industrial character of the area. Development has linkages to existing and proposed transport infrastructure, public transport services, bicycle and pedestrian networks and community facilities and maximises the sustainable and efficient use of essential services, including water, sewer, energy, and telecommunications infrastructure.

Response:

The development does not introduce any permanent structures that will impact the amenity of the locality. The development delivers four areas which has the ability to be utilised for storage purposes. The land can be used for the storage of vehicles which provides a direct linkage to transport infrastructure. The use of the land is not required to connect to the necessary services such as water and sewer given the low scale nature of the development.

Item 3:

The zone may accommodate unanticipated interim land uses that do not compromise the long term use of the land for its intended purpose.

Response:

Whilst not an interim use, as the proposal does not introduce any built form and is for storage purposes only. The proposal will deliver the internal road network to facilitate future industrial and business development on adjoining sites. As the site will be used for storage purposes, the land is not compromised and can be converted to alternative uses without compromising the site or locality.

7.0 Key planning considerations

Structure

The proposed plan and layout has been designed in accordance with the structure plan. The areas provided on the site achieve an area which is greater than 1000m² and 20m in width.

Built form and amenity

The proposed development does not introduce any built form as a result of the proposed. The use is minor and inconsequential and will be utilised for the storage of goods. Notwithstanding this, the proposed will deliver a strategic and coordinated development given the four areas delivered around the future road corridor. The proposal will not significantly impact upon the locality with respect to the amenity of the locality or impact upon adjoining land uses.

Acoustic and traffic

The site will be utilised for the storage of goods which will require access of medium rigid vehicles during the delivery phase. However, as the site will be used for storage, the proposal does not introduce any noise impacts during night time or day to day activities. The only impacts will be during the infrequent vehicle movements to and from the site. Operational hours (access to the site) will occur during standard operating times which are Monday to Friday 7am to 5pm.

8.0 Conclusions

This report is submitted on behalf of Dhaka Enterprises Pty Limited in support of a PDA Application for Material Change of Use for Warehouse (Outdoor storage of goods) including heavy machinery (Trucks) at 782-804 Greenbank Road NORTH MACLEAN QLD, formally described as Lot 1 on RP136420.

This Town Planning Report have assessed the proposed development against the provisions of the Development Scheme and other relevant legislation. Based on this assessment it has been demonstrated that the proposed use aligns with the intent of the Development Scheme requirements and the PDA Guidelines and Practice Notes.

Through this assessment we have formed a strong opinion that the applicant has proposed a high-quality development that allows for the effective use of the site which is complimentary with the surrounding locality. As such, the application should be approved subject to reasonable and relevant conditions.

If you would like to discuss this proposal further, please feel free to contact me on 0439 810 832 or at David.zanker@blumegroup.com.au.

Kind Regards,



David Zanker
Director - RPIA BURP
Blume Planning and Development Pty Ltd