DOYEN
TOWN PLANNING CONSULTANTS

Phone: (07) 3180 4702
Email: brisbane@doyenplanning.com.au
Web: www.doyenplanning.com.au
ABN: 84 684 735 733

Due Diligence Report:

4 Chamberlain Avenue, Rochedale South 4123

19 JULY 2025

Figure 1: Site Aerial Photograph (Source: Qld Globe)

Summary

SITE AND PLANNING FRAMEWORK DETAILS

Table 1: Site Details and Planning Framework Overview

Site Details	
Address	4 Chamberlain Avenue, Rochedale South QLD 4123
RP Description	Lot 61 on RP106475
Site Area	860m^2
Easements	None Identified
Streetscape	The site contains an existing street tree (northern end of street frontage). The site also contains an existing water meter and service pit to the street frontage (northern end of street frontage).
Planning Framework	
Local Government	Logan City Council
Planning Scheme	Logan Planning Scheme 2015 v9
Strategic Framework	Urban Footprint
Zone	Low Density Residential Zone
Zone Precinct	Suburban
Overlays	Residential overlay Strategic Airport and Environs Overlay • Obstacle limitation surface area • Bird and bat strike area Transport noise corridors overlay • State-controlled road (mandatory)
State Designations	• Urban Footprint • Water Resource Planning Area Boundaries

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Structure of Report

This due diligence report provides an overview of the relevant town planning legislation applicable to the potential development of the site, specifically in relation to a dual occupancy and a 1 into 2 lot subdivision. The report addresses the following key areas:

The report covers the following key aspects:

- State Government interests
- Local Government interests
- Town Planning Discussion

The information is based on current legislation and supporting materials available at the time of writing. This report does not provide an exhaustive assessment of all matters relevant to the site, as it is limited in scope to the proposed development brief. For binding advice, formal written confirmation should be sought from the relevant assessment authority.

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State Government Interests

A review of the relevant State legislation applicable to the site has been undertaken. A summary of this review is provided in the tables below, offering a general overview of the key findings. A more detailed town planning assessment of the applicable overlays is provided in the following section.

Table 2: State Interest Overlays

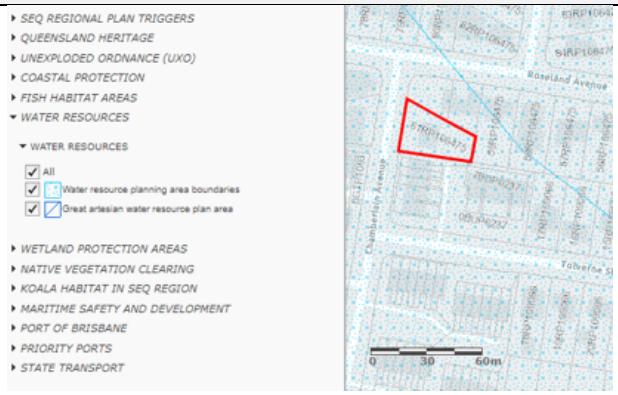
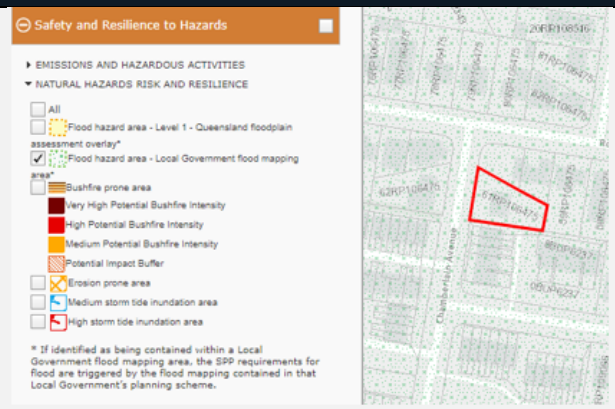
The subject site is identified within the following areas of state interest:	
SEQ Regional Land Use Categories: • Urban Footprint	
Water Resources: • Water resource planning area boundaries	

Table 3: SPP Overlays

Under the State Planning Policy, the following provisions apply:	
Natural Hazards Risk And Resilience • Flood hazard area - Local Government flood mapping area	

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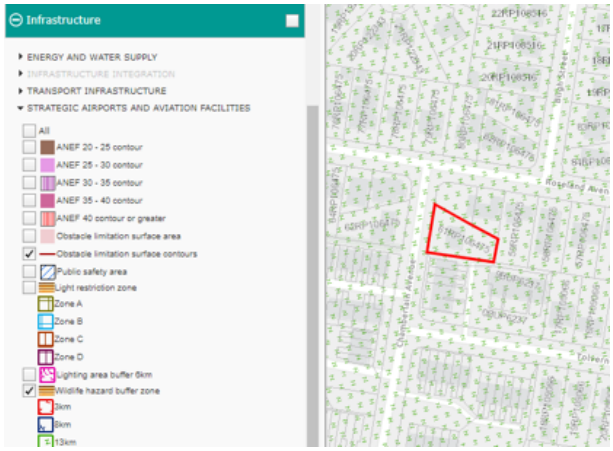
Strategic Airports And Aviation Facilities

- Obstacle limitation surface area
- Wildlife hazard buffer zone



SUMMARY & PLANNING COMMENTS

The State overlays identified in Tables 2 and 3 above will not impact the future development of the site, including the construction of a dual occupancy on the site/ subdivision of the site from 1 lot into 2.

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Local Government Interests

Below is a comprehensive review of the relevant planning controls as outlined in the Logan Planning Scheme 2015 v9.

ZONING

The subject site falls within the Low-Density Residential zone, specifically within the Suburban Precinct.

Figure 2: Zoning Map (Source: Logan Planning Scheme Mapping)

Low Density Residential Zone
(selected assessment provisions reproduced below).

The purpose of the Low Density Residential Zone is to provide for:

a. a variety of low density dwelling types, including dwelling houses; and
b. community uses, and small-scale services, facilities and infrastructure, to support local residents.

The local government purpose of the Low density residential zone code is to:

c. provide for predominantly dwelling houses;
d. provide small-scale non-residential development that caters for the daily needs of local residents;
e. provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment.

The Overall Outcomes for the Low Density Residential Zone include the following:

(i) in the Suburban precinct:
i. land uses comprise:
A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;

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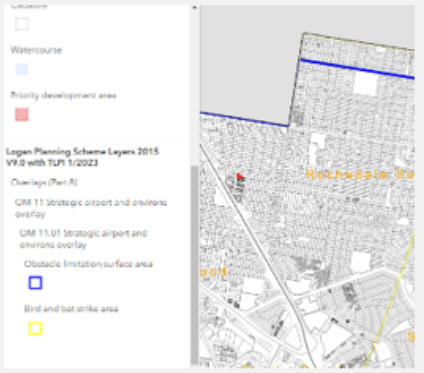
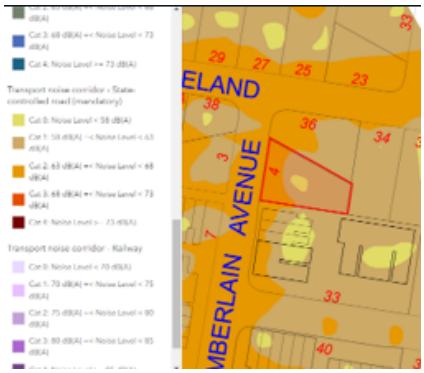
ii. *a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;*
iii. *the built form is predominantly characterised by Dwelling houses in an urban landscape setting;*
iv. *a Dual occupancy has a density consistent with that intended for the use;*
v. *a Multiple dwelling has a maximum net density of 25 equivalent dwellings per hectare;*
vi. *Reconfiguring a lot:*
    A. *creates lot sizes which are consistent with the intended lot size and character of the precinct;*
    B. *maintains a block pattern that accommodates traditional backyards and large trees;*

OVERLAYS

The following overlays are identified under the Logan Planning Scheme 2015 (v9):

Table 4: Overlays

Overlay Map	Overlay / Sub-Category	Comment
	Residential Overlay	The overlay does not trigger assessment for the proposed development/s.
	Strategic Airport and Environs Overlay • Obstacle limitation surface area • Bird and bat strike area	The Planning Scheme identifies the Strategic Airport and Environs Overlay Code as an applicable benchmark for a lot reconfiguration or a material change of use for a dual occupancy. Preliminary review of the overlay code indicates likely compliance for either development outcome.
	Transport noise corridors overlay • State-controlled road (mandatory)	The overlay nor sub-categories trigger assessment for the proposed development/s.

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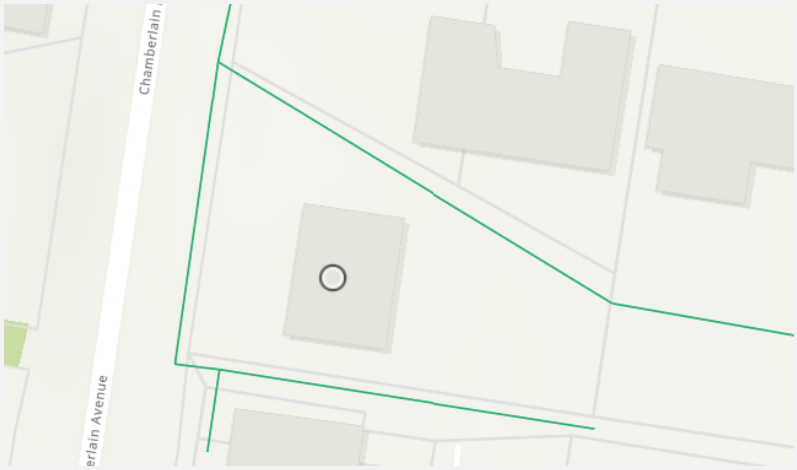
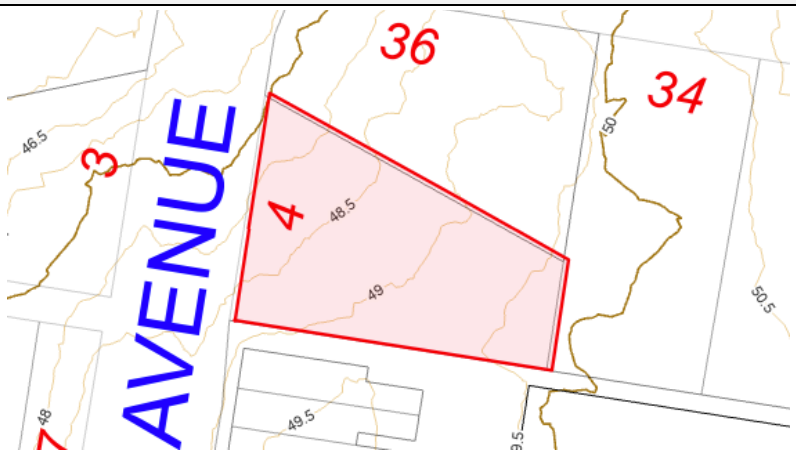
SERVICES

A review of water, sewer and stormwater infrastructure is provided below:

Service	Mapping
<u>Water</u> Water infrastructure is located beneath the kerb on the opposite side of Chamberlain Avenue. A new connection can be provided from this main as required. It is recommended that a Civil Engineer is consulted to confirm this.	 **Figure 3: Existing Water Infrastructure (Blue Line)**
<u>Sewer</u> The sewer network runs beneath the kerb fronting the site, as well as along the northern side boundary of the site (within the bounds of the site). A new connection can be provided from this network as required. It is recommended that a Civil Engineer is consulted to confirm this.	 **Figure 4: Existing Sewer Network (Green Lines)**
<u>Stormwater</u> The site slopes towards the street (north-western corner of the site). A lawful point of discharge of stormwater can be provided to Chamberlain Avenue. It is recommended that a Civil Engineer is consulted to confirm this.	 **Figure 5: Existing Contour Mapping**

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Categories of Assessment

The following table provides a brief overview of a reconfiguration of a lot and dual occupancy within the Low Density Residential Zone, and their corresponding categories of assessment.

RECONFIGURING A LOT

In the Suburban precinct of the Low Density Residential Zone, any Reconfiguring a Lot application is subject to Code Assessment if –

a. All proposed lots are 400m^2 or greater;
b. All proposed rear lots are 500m^2 or greater.

An impact assessable application is triggered if the above requirements are not met.

All lot reconfigurations must also demonstrate compliance with the Reconfiguring a lot code, including the following minimum lot size and configuration requirements (where not a rear lot):

Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio
		Normal	Cul-de-sac lot	Corner lot	
Low density residential zone - Suburban precinct	400m^2	12.5m	10m	15m	NA

MATERIAL CHANGE OF USE – DUAL OCCUPANCY

Within the Suburban precinct of the Low Density Residential Zone, a Material Change of Use for a Dual occupancy is *Accepted development (subject to requirements)* if located on a lot with a minimum area of 700m^2. The dual occupancy must also comply with the relevant acceptable outcomes of the following codes:

- Low density residential zone code
- Dual occupancy and dwelling house code
- Filling and excavation code
- Infrastructure code
- Servicing, access and parking code

In the instance the dual occupancy does not comply with the relevant acceptable outcomes outlined within the above codes, a *code assessable* development application will be triggered.

Note: Doyen Town Planning provide a service which includes the creation of a Design Guide. The Design Guide will outline the relevant requirements of the above codes that the dual occupancy will need to comply with to ensure the development remains *Accepted Development* (eg. required setbacks, site cover, car parking provisions etc.). This Design Guide can be provided to the draftsperson when designing the dual occupancy.

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Planning Discussion

This preliminary town planning advice identifies key opportunities and considerations for the future development of the site, having regard to the planning framework and site context:

- A 1 into 2 lot subdivision (side-by-side configuration) will require a code assessable development application to Council.
- The site has an area of 860m² and a frontage of approximately 29 metres, which is sufficient to accommodate two new lots, each meeting the minimum 12.5m frontage requirement.
- A front and rear lot subdivision is not supported by Council, as the site does not meet the minimum 900m² area required for this subdivision type (minimum 500m² for a rear lot).
- Demolition of the existing dwelling will be necessary to facilitate the proposed subdivision
- The construction of a dual occupancy is consistent with the overall outcomes of the Low Density Residential Zone Code.
- The site meets the minimum 700m² lot size requirement for dual occupancy development in the Suburban precinct of the Low Density Residential Zone.
- A dual occupancy on the site is Accepted development, subject to compliance with the following codes:
    - Low Density Residential Zone Code
    - Dual Occupancy and Dwelling House Code
    - Filling and Excavation Code
    - Infrastructure Code
    - Servicing, Access and Parking Code
- If the proposed development does not comply with the relevant acceptable outcomes of the above codes, a code assessable development application will be required.
- It may be possible to retain the existing dwelling as part of a dual occupancy development; a detailed site survey is required to confirm this.
- Applicable State and Local Government overlays do not restrict the site's potential for dual occupancy or 1 into 2 lot subdivision.
- Future development must avoid impacts to the existing street tree; new crossovers must maintain sufficient clearance.
- Crossover locations must not conflict with the existing service pit at the site frontage unless written agreement is obtained from the pit owner (noting this is unlikely). The water meter can be relocated if required.
- Existing vegetation on the site is not protected and may be removed as necessary.
- Crossover requirements are provided in the standard drawings included at the end of this report.

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Contact Details

Rhys Trombetta
Doyen Town Planning

07 3180 4702

brisbane@doyenplanning.com.au

Disclaimer:

The planning advice contained in this report is provided by Doyen Town Planning based on information available and applicable statutory instruments as at the date of issue. It is intended as professional town planning opinion only and should not be construed as legal advice.

This advice is limited to the scope of the identified development issues and selected provisions reviewed. It does not account for changes that may occur to site conditions, legislative frameworks, or planning policies after the date of this report.

Doyen Town Planning accepts no responsibility for the consequences of such changes or for any reliance placed on this report beyond its intended use. For legal matters, or where certainty is required regarding statutory interpretation, formal advice should be obtained from a qualified legal professional.

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