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15 June 2026

Australis Land Pty
c/- Colliers International Urban Planning Pty Ltd
GPO Box 1268
Brisbane QLD 4001

Dear Sir/Madam

FURTHER ADVICE

APPLICATION NO: COM/40/2021
PROPERTY ADDRESS: 117 SCHOOL ROAD, LOGAN RESERVE QLD 4133,
115 SCHOOL ROAD, LOGAN RESERVE QLD 4133,
117 SCHOOL ROAD, LOGAN RESERVE QLD 4133,
242-248 LOGANVIEW ROAD NORTH, LOGAN
RESERVE QLD 4133, 250-258 LOGANVIEW ROAD
NORTH, LOGAN RESERVE QLD 4133, 115 SCHOOL
ROAD, LOGAN RESERVE QLD 4133
PROPERTY DESCRIPTION: LOT 26 SP 348491, LOT 25 RP 97736, LOT 26 RP
97736, LOT 40 RP 229101, LOT 41 RP 229101, LOT 25
SP 348490

APPLICATION DESCRIPTION:

- **COMBINED APPLICATION - MATERIAL CHANGE OF USE FOR A VARIATION REQUEST TO VARY THE EFFECT OF THE LOGAN PLANNING SCHEME 2015 (DWELLING HOUSE) AND RECONFIGURING A LOT (4 LOTS INTO 69 RESIDENTIAL LOTS, NEW ROADS AND PARK)**
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In accordance with Part 7 (Miscellaneous) of the Development Assessment Rules, Council in the role of the Assessment Manager may, at any time before the development application is decided, give further advice about a development application to the applicant.

In relation to the application, the applicant is further advised:

1. PLANNING AND ENGINEERING

Amended Proposed plans of development

- 1.1. Provide amended plans of development indicating the following changes:
- 1.1.1. Extend the road reserve (driveway 3) to the internal new road (Road 1 under proposed under COM/13/2021) but ensure it is pedestrian only access once Lot 708 can get vehicle access. That could also allow both Lots 707 and 708 to present bins to Road 1 under COM/13/2021.
 - 1.1.2. Amend the proposed Plan of Subdivision and Plan of Development (References: Drawing 20-0136-PD3 Issue B) to include the dimensions and area for the land dedication, in accordance with the land dedication layout plan (Reference: Drawing 31302-SK-003 Rev A).

Advice Note:

This is to rectify minor discrepancies between the engineering plans and the subdivision/plan of development plans.

Further Advice

Council officers will be in touch to discuss the siting criteria reflected on the plans of development associated with the Variation request and to confirm its consistency with former advice given by the previous assessment manager to the earlier contact person for the application.

2. LANDSCAPE AND ENVIRONMENT

Landscape /IA plans

2.1. Provide an amended concept landscape plan for the park that demonstrates the delineation of the portion of the park to be provided as part of COM/40/2021 and is consistent with COM/13/2021 and includes the following:

2.1.1. Indicative location of 2 bins (1 bin unit set that comprises of 1 x general waste and 1 x recycle – total 2 bins);

Advice Note:

Compliance with the DSS includes co-location with picnic facilities, therefore clarification is required if the 2 bins are proposed for COM/40/2021 portion of the park or COM/13/2021.

2.1.2. Indicative location of the Drinking Fountain / Hose Cock (if proposed for the portion of the park relevant to COM/40/2021);

2.1.3. Indicative location for lock rails (Maintenance access gates) and maintenance access points;

Advice Note:

As 2 maintenance access gates are proposed for the park, it may be reasonable to consider that 1 of the 2 is proposed for the portion of the park provision relevant to COM/40/2021.

2.1.4. Provision and locations for kerbside parking;

Advice Note:

The DSS does not specify the number of kerbside car parks required, therefore provision should be analysed, justified and negotiated.

2.1.5. Indicative location and design for seating for COM/40/2021 portion of the park;

Advice Note:

3 seating units are proposed for the entire park and it is unclear where (if any) are proposed to be located for this portion of the park.

2.1.6. Extend pedestrian pathways within the park to:

2.1.6.1. connect with the perimeter path within the road reserve;

2.1.6.2. connect with the kerb and a pedestrian ramp where no perimeter path is provided.

Advice Note:

There should be no gaps in pedestrian connectivity between pathways from the park to the road reserve. Where there is no perimeter path to connect into the path, the path should be extended through the verge to the kerb and a pedestrian ramp included within the verge.

2.2. Provide an amended Schedule of Quantities – Estimate (SoQE) as follows:

2.2.1. Remove 1 table and seating shelter.

Advice Note:

The DSS requires 2 only (not 3), and compliance can be achieved where 1 setting is provided for the portion of park relevant to COM/40/2021 and 1 setting provided for COM/13/2021, or an alternative solution accepted by Council. Ensure there is consistency of the SoQE for both applications.

Vegetation clearing

Advice Note:

Preparation of an IA for the vegetation clearing offset is under preparation and will be provided in due course.

3. TRAFFIC

3.1. Submit the Traffic Impact Assessment as certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) specialising in traffic engineering.

4. LOGAN WATER

Water Servicing

4.1. Revise the plan to demonstrate connection to the current, existing water network only. The updated plan must:

4.1.1. Show all required boundary valves to separate DMA zones and HLZ mains.

4.1.2. Include a DN150 water main connection with a closed WSZ boundary valve arrangement (X-O-X), as indicated in the sketch below.

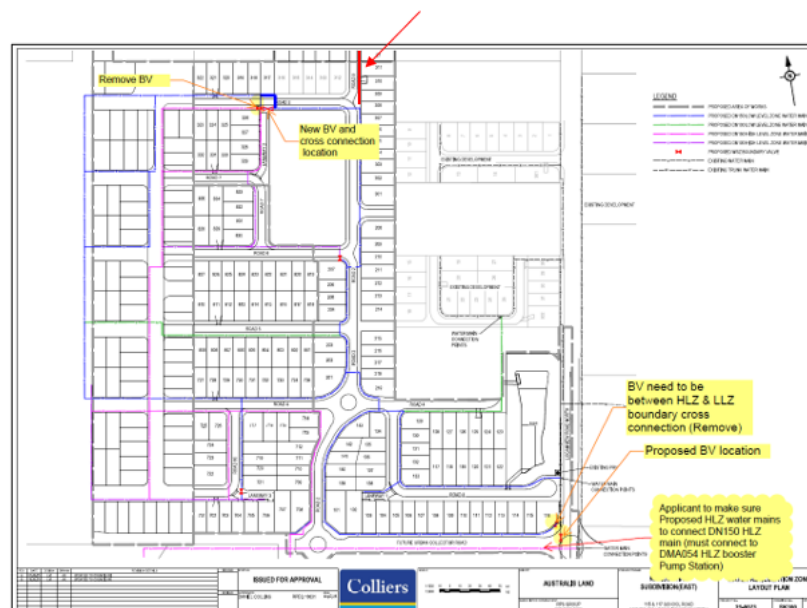
4.2. Please note that all land above **38m AHD must be serviced by the HLZ.**

4.3. The current plans must show all infrastructure required to connect to Council's existing HLZ, and the necessary infrastructure is currently missing from the plans.

4.4. The plans must also clearly define which development is responsible for constructing specific elements of the water network.

Marked up Plan

DN150 Main and Boundary Valve



Sewer Servicing

- 4.5. Confirm and clearly demonstrate that the proposed development will connect to the existing sewer network.
- 4.6. The updated information must demonstrate that the development can be serviced by the current network and that it complies with Council requirements.

If you choose to change the application before it is decided please provide a notice to Council in accordance with section 52 of the *Planning Act 2016*. As the assessment process will not stop if the change is in response to this advice, you may wish to consider extending the current period in the development assessment process if you require additional time to consider this notice and any actions you may wish to take in response to this notice.

For further information about this application please contact Leah Bagnall on 07 3412 5484 or via email on leahbagnall@logan.qld.gov.au

Yours faithfully

Tonnia Plail
A/Principal Planning Officer
Planning Assessment & Technical Services