



Enquiry Phone: Customer Service (07) 3412 5269
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Please Quote: COM/42/2025
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20 August 2025

Oasis Town Planning Pty Ltd
505/77 Victoria St
WEST END QLD 4101

Attn: Jerome Fang

Dear Sir

INFORMATION REQUEST

APPLICATION NO: COM/42/2025
PROPERTY ADDRESS: 2-18 LINDENTHAL ROAD, PARK RIDGE QLD 4125
PROPERTY DESCRIPTION: LOT 31 SP 191861
APPLICATION DESCRIPTION:

• COMBINED APPLICATION - RECONFIGURING A LOT (1 LOT INTO 22 LOTS) AND VARIATION REQUEST TO VARY THE EFFECT OF THE LOGAN PLANNING SCHEME 2015

In accordance with Part 3 (Information Request) of the Development Assessment Rules, Council in the role of the Assessment Manager, requests the following further information to be submitted for the assessment of the abovementioned development application.

1. PLANNING

Plans of Development

- 1.1. Amend frontage widths to demonstrate compliance with Performance Outcome (PO)9 of the Reconfiguring a lot code.

Advice Note: Council officers consider the current frontage widths proposed do not provide meaningful or noticeable diversity in accordance with Acceptable Outcome (AO)9.1 and don't meet the requirements of Table 9.4.6.3.5. Provide amended plans that achieve greater frontage width diversity that is consistent with the intended character and expectations of the Low density residential zone (Suburban precinct).

- 1.2. Amend the Proposed Plan of Development to ensure all boundary clearances are taken from the Outer Most Projection (OMP) of building/dwelling.

- 1.3. Revise the proposed Plan of Development to ensure secondary road boundary setbacks to Park Ridge Road and Lindenthal Road align with the Queensland Development Code (QDC) MP1.1 and MP1.2 requirements.

Advice Note: Proposed Lots 1-11 and 22 have dual road frontages. Sufficient setbacks are sought from Park Ridge Road and Lindenthal Road to ensure residential amenity expectations are maintained and consistent with adjoining approved developments.

- 1.4. Reduce the proposed maximum site coverage to 50% in accordance with the requirements for the Low Density Residential Zone – Suburban Precinct.

Advice Note: The requested site coverage of 60% is considered inappropriate given the allotments have been designed to achieve consistency with the Suburban Precinct.

- 1.5. Confirm intended road boundary fencing and retaining wall outcomes along the Park Ridge Road and Lindenthal Road frontages.

Advice Note: This item should be read and responded to in conjunction with the below Landscaping items 2.7.1 – 2.7.11.

Refuse collection

- 1.6. Provide amended plans demonstrating an appropriate presentation area for mobile refuse bins for Lot 2, 1, and 22 in accordance with PO(3) of the Reconfiguring a lot code and Planning scheme policy 9 (Waste Management).

Advice Note: Officers raise concerns with the refuse serviceability of Lot 2, 1, and 22. These lots appear to gain access via the proposed 10 metre wide laneway, and the submitted swept path diagrams do not show the RCV servicing the laneway. Amended plans are required to demonstrate adequate presentation area of mobile refuse bins (or nomination of bin pads) for Lots 2, 1 and 22 to the new 15.5m Road, in accordance with PSP SC6.2.9 (Kerbside collection) that provide a minimum kerbside length of 1.8m per dwelling in a single line with 0.2m between each bin. The location of the bins must not negatively impact on streetscape character, pedestrian and vehicular movement and safety.

2. TECHNICAL SERVICES

Stormwater Quality

- 2.1. Amend the drawings to include perimeter maintenance access in accordance with Table 10 of the Bioretention Technical Design Guidelines.
- 2.2. Confirm that the filter media will be greater than 50%, in accordance with section 4.5.2 of the MUSIC Modelling Guidelines, and provide amended drawings.

Advice Note: Section 4.5.2 of the MUSIC Modelling Guidelines states that the 'filter area must not be less than 50% of the total surface area of the detention basin area' as this can lead to overloading of the filter media. Drawing No. SK6 appears to have a filter media area of less than 50%.

Traffic/Transport

- 2.3. Provide engineering plans extending the existing 2.0 metre wide footpath on Park Ridge Road to Weedbrook Street to the east. These works will be conditioned for this application as part of Extra Payments Provisions.

Advice Note: Given the hierarchy of the road, these works will provide necessary footpath connectivity along this section of Park Ridge Road and to the new Corymbia State School, and is considered necessary infrastructure in servicing the larger area and community.

- 2.4. A section of proposed Lot 2 is required to be provided as land dedication. Amend the plans of development to include dimensions and area for the Lindenthal Road land dedication.

Advice Note: Lindenthal Road preliminary plans were provided as part of the Prelodgement meeting (PLM/74/2025).

- 2.5. Provide civil plans to show land dedication for Park Ridge Road and Lindenthal Road consistent with Council's concept plans.

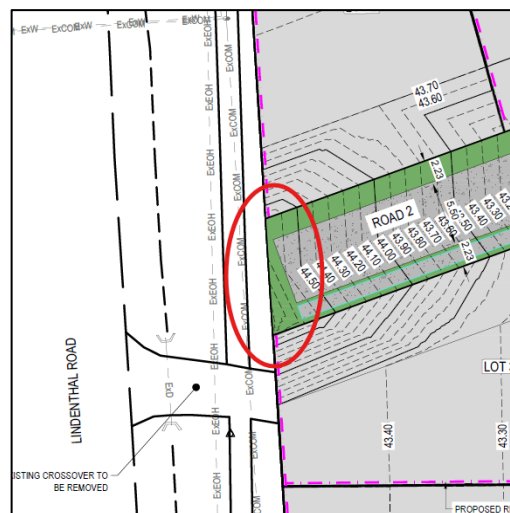
Advice Note: The site levels along Park Ridge Road and Lindenthal Road are to be consistent with the future road levels provided in the preliminary road design, or land dedication for batters will be required. Any additional land dedication for batters is required to be shown on the plans of development. Any required retaining walls are required to be shown on the concept engineering plans.

- 2.6. Provide concept roadwork plans and cross sections at 20 metre intervals for the design and construction of the Lindenthal Road frontage to its Urban Collector Road standard including kerb and channel and footpath.

Advice Note: As stated in the Prelodgement advice, ultimate frontage works are required along the full frontage of the site from Park Ridge Road to the COM/5/2022 access.

Amended Concept Landscape plan

- 2.7. Provide an amended Landscape Concept Site Plan that:
- 2.7.1. Show alignment of the pedestrian pathway along Park Ridge Road that is consistent with the proposed plan of development;
- Advice Note:** All plans should consistently show the pedestrian pathway within the Park Ridge Road road reserve extending to the boundary of the adjoining lot to the east.
- 2.7.2. Provide bollards along the interface of the western boundary between Road 2 and the Lindenthal Road road reserve (area identified on Concept Stormwater Layout Sheet 1 drawing SK4 below);
- 2.7.3. Provide pedestrian paths proposed along new roads internal to the site;
- 2.7.4. Provide a pedestrian pathway extension to the existing pathway on Lindenthal Road (area identified on Concept Stormwater Layout Sheet 1 drawing SK4 below), to demonstrate compliance with Performance Outcome (PO)6 of the Reconfiguring a lot code.



- 2.7.5. Show fencing along the shared boundary of proposed Lot 22 and bio-basin that does not exceed 1.8 metres in height from natural ground level and is no less than 50% transparent;
- 2.7.6. Provide temporary fencing along the proposed road connections to the east and south;
- 2.7.7. Show proposed fence types for fencing that will face public areas;

- 2.7.8. Include provision of bollards along the interface of the southern boundary of the drainage reserve lot and the new road reserve;
- 2.7.9. Provide planting species, quantities and densities proposed for bio-retention basin and batters in accordance with Water by Design 'Bioretention Technic Design Guidelines';
- Advice Note: Planting densities to batters and basin floors are required to be at a minimum of 6 plants per square metre in accordance with Water by Design, Bioretention Design Guidelines.*
- Groundcovers only planted within 1m of residential lot boundaries within a bio basin to allow for fire break maintenance. Specifically, no shrubs or trees should be planted within 1m of the boundaries of adjoining residential lots.*
- 2.7.10. Show the location and design of vehicle access to proposed maintenance access points to the proposed bio-basin and provide an entry locking post and rail, in accordance with Council's standard drawings LCC 8-00423; and
- 2.7.11. Ensure any amendments to the layout resulting from Information Request items are accurately reflected and consistent.

Biodiversity Management Area

- 2.8. Provide GIS point source data of individual native trees and native habitat trees proposed to be removed and retained including supporting attribute data reflecting tree particulars as outlined in the tree schedule.
- Advice Note: Attribute data must include a measure of tree survey accuracy for each individual tree (i.e. +/- positional error in metres) and projected as MGA2020 Zone 56.*
- 2.9. Provide an Arborist Report (prepared by a minimum AQF Level 5 Arborist in accordance with AS 4970-2009 and Part 2, s2.2.8 of Planning Scheme Policy 5 - Infrastructure) that demonstrates native trees on neighbouring property to the west being Lot 32 SP191861 (Lot 32 Lindenthal Road, Park Ridge) will not be impacted upon;
- Or
- 2.10. If proposed works are anticipated to impact Tree Protection Zones on adjoining Lot 32 SP191861 (Lot 32 Lindenthal Road, Park Ridge), provide a letter from the landowner giving support.
- Advice Note: Based on the concept earthworks plans included within application material, it appears that works will encroach into tree protection zones of vegetation to be retained within the Secondary vegetation management area on the Council owned lot to the west.*
- 2.11. Demonstrate clearing in the Park Ridge Road road reserve is unavoidable.
- Advice Note: Given that a landscape buffer to Park Ridge Road is required, established vegetation would be preferable in this location.*
- 2.12. Provide an offset plan that shows trees being removed that are subject to an environmental offset, trees nominated to be retained, and trees to be removed that are subject to clearing exemptions identified under Tables 5.10.2.1.1 – 5.10.2.1.5, in Part 5 Tables of Assessment of the Logan Planning Scheme 2015; and
- 2.13. Amend the number of native habitat trees to be offset to include native habitat trees located within 3m of a boundary.

Advice Note: The vegetation clearing exemption that is clearing within three metres of the lot boundary under Table 5.10.2.1.4 of the Logan Planning Scheme 2015 does not include native habitat trees.

3. ENGINEERING

Stormwater

- 3.1. Demonstrate that the Q20 water level within the detention basin is 1.2m or lower in accordance with section 3.6.6.3 of Planning Scheme Policy 5 - Infrastructure.
- 3.2. Provide a minimum 3.0 metre wide setback on the top of bunds for maintenance access to the basin in accordance with Section 3.6.6.3 of Planning Scheme Policy 5 (Infrastructure).

Earthworks

- 3.3. Demonstrate that the proposed retaining wall along the drainage reserve and Lot 22 boundary will be wholly contained within Lot 22.

Servicing

- 3.4. Label the temporary turn around area over Lot 13 as a turn around easement and provide dimensions of the easement and turnaround bay on the proposed plan and Traffic Impact Statement to support the proposed swept path analysis for RCV vehicles in the Traffic Impact Statement.

4. WATER DEVELOPMENT SERVICES

Water and Sewer

- 4.1. Submit a water supply and sewerage analysis report to Council for approval.

Advice Note: As outlined in the associated Town Planning Report for the proposed development (Oasis Ref: 20250372), prepared by Oasis Town Planning Ptd Ltd, "...the water and sewer strategy study will be undertaken by Logan City Council for a fee, as agreed upon with Council Officers."

Water and Sewer Strategy – Scope of Works Coordination

The applicant is required to engage with Logan City Council's Water Development Services (WDS) Team to coordinate a Scope of Works (SoW) for the preparation of Water and Sewer Strategy Reports.

An initial fee of \$5,000 is payable by the developer for the preparation of the SoW. Upon receipt of payment, the Water Development Services Team will issue the SoW in a timely manner, which will outline:

- *The final cost for the water and sewer strategy studies*
- *The estimated timeframe for delivery of the reports.*

5. REQUEST FOR FURTHER ADVICE

In accordance with section 35 of the Development Assessment Rules, Council in the role of the Assessment Manager may, at any time before the application is decided, give further advice about the application to the applicant.

6. RESPONDING TO THIS INFORMATION REQUEST

This Information Request may be responded to by giving Council:

- (a) All of the information requested; or
- (b) Part of the information requested; or
- (c) A notice stating that none of the information will be provided.

Please indicate within your response if you have provided: all, part of or none of the required information.

If an Information Response is not provided within three (3) months of receiving this Information Request or such further period agreed with the Council, Council's assessment will continue without the benefit of this information.

7. COPIES OF RESPONSES TO REFERRAL AGENCIES

Please note that any referral agency for the application may make a separate Information Request. If responding to a referral agency Information Request, a copy of that response must also be given to Council in accordance with Part 3 of the Development Assessment Rules.

Further advice:

Fees may be payable for the preparation of any required Infrastructure Agreements related to the payment of infrastructure charges, delivery of infrastructure (excluding vegetation clearing and stormwater quality offset infrastructure agreements), and for the amendment of existing Infrastructure Agreements in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.

For further information about this application please contact Emily Hines on (07) 3412 5773 or via email on development@logan.qld.gov.au.

Yours faithfully

Dale Schroeder
Principal Planning Officer
Planning Assessment and Technical Services