CIVILWORKS
ENGINEERS

Civil Works Engineers
ABN 29 133 312 482
U3, 1311 Ipswich Road, Rocklea QLD 4106
PO Box 13, Moorooka QLD 4105
T (07) 3195 8180
E info@civilworks.com.au
W www.civilworks.com.au

20 October 2026

Our Ref: CW26008

Jill Le
Principal Planning Officer
Planning Assessment & Technical Services
Logan City Council

Dear Jill,

175 ALBERT STREET, LOGAN VILLAGE QLD 4207
RESPONSE TO INFORMATION REQUEST
(APPLICATION: COM/63/2026)

In response to the information requests dated the 07th October 2026, please see attached the updated Services Concept Plan, together with the following response for all the items requested:

1. STORMWATER

1.1. Submit a conceptual stormwater layout plan showing how flows will be conveyed to the lawful point of discharge and include details of any proposed inter-allotment drainage, road drainage and measures to manage flows from the upstream catchment.

Response: As outlined in Table 2.1.1 of the Logan Planning Scheme Policy, detailed stormwater drainage design is required at the Operational Works stage, rather than at the conceptual planning stage.

The proposed conceptual stormwater strategy is shown on drawing CW26008-SK01 Rev B, which indicates the intended approach to stormwater conveyance and discharge. No inter-allotment drainage is proposed as part of the development.

Accordingly, detailed road drainage design, drainage calculations and any required measures to manage upstream catchment flows are to be addressed during the Operational Works stage, when the detailed civil design will be prepared for Council assessment.

On this basis, the information provided is considered appropriate for the current application and consistent with the level of detail required under Table 2.1.1 of the Logan Planning Scheme Policy.

1.2. Provide a private stormwater easement with a minimum width of 1.5m over any proposed inter-allotment drainage.

Further advice:

Consent from the State may be required if a State-controlled road is nominated as a lawful point of discharge or where works are proposed within a State-controlled road corridor.

Response: As no inter-allotment drainage is proposed as part of the development, a private stormwater easement for inter-allotment drainage is not required.

As indicated on drawing CW26008-SK01 Rev B, the proposed stormwater management strategy includes detention to mitigate the impacts of the development and ensure no worsening of stormwater discharge. Stormwater discharge is proposed to the existing gullies, with Lot 1 discharging to the existing gully in Anzac Avenue and Lot 2 discharging to the existing gully in Albert Street.

As the proposed arrangement utilises the respective existing road gullies, with no new discharge points created and detention provided to manage the increased runoff, no inter-allotment drainage infrastructure is required. Accordingly, a private stormwater easement for inter-allotment drainage is not applicable to the current proposal.

2. EARTHWORKS

1.2. Provide a conceptual earthworks plan demonstrating how the development will comply with Section 3.3 of Planning Scheme Policy 5 – Infrastructure. Clearly show the location of any proposed cut/fill, proposed batter slopes (max. 1:4) and the location and height of any proposed retaining structures (max 3m including a 1m terrace for every 1.5m in height).

Response: The preliminary civil drawings already identify the proposed cut and fill areas and provide a conceptual representation of the proposed earthworks for the development.

No retaining walls are proposed as part of the current design. Accordingly, the requirements relating to the location and height of retaining structures and associated terracing are not applicable to the proposal.

The detailed earthworks design, including confirmation of batter slopes and compliance with Section 3.3 of Planning Scheme Policy 5 – Infrastructure, will be finalised as part of the Operational Works stage, where applicable.

On this basis, we consider the preliminary drawings sufficient to demonstrate the conceptual earthworks approach for the current application and request that any further detailed earthworks requirements be addressed at the Operational Works stage.

3. ACCESS

3.1. Provide amended plans showing an access easement with a minimum width of 5.5m, where it serves both proposed lots, in accordance with Table 9.4.6.3.4 - Additional requirements for rear lots of the Reconfiguring a lot code.

Response: Please refer to amended Subdivision plan and drawing CW26008-SK01 Rev B, which shows the proposed access easement amended to a minimum width of 5.5 m to serve both proposed lots, in accordance with Table 9.4.6.3.4 – Additional requirements for rear lots of the Reconfiguring a Lot Code.

3.2. Provide a conceptual engineering drawing showing a minimum 3m wide crossover, and a minimum 3m wide rear access driveway within the proposed access easement.

Response: The conceptual engineering drawing already shows the proposed crossover and rear access driveway with a minimum width of 3.0 m, in accordance with Council's requirements. We kindly request that Council review the submitted plans, as this information has already been provided.

6. WATER DEVELOPMENT SERVICES

Water

6.1. Provide a concept schematic plan demonstrating the intended servicing for all allotments including the following information:

6.1.1. Nominated connection point;

Response: The nominated water supply connection points are shown on the submitted sketch.

6.1.2. The location of all existing Council water supply infrastructure;

Response: The existing Council water supply infrastructure is shown on the sketch. The drawing CW26008-SK01 has been amended to Rev B to include the existing water main sizes.

6.1.3. Any water supply infrastructure to be decommissioned or relocated to service the development;

Response: No existing water supply infrastructure is proposed to be decommissioned or relocated as part of the development.

6.1.4. Provision for the future connection of any adjacent properties;

Response: No provision for future connections to adjacent properties is proposed, as this is outside the scope of the current development.

6.1.5. The location of any new fire hydrants in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code);

Response: The existing fire hydrant locations are already shown on the submitted sketch. No proposed fire hydrants are proposed.

6.1.6. The location of any new and/or existing fire hydrants to demonstrate compliance with the requirement that properties (excluding those within a community

title scheme or with a land area greater than 800 m², not including the handle area of a battle-axe block) have a hydrant within 90m of the furthest point of any existing, proposed, or future Class 1 buildings. This distance should be measured along the street to the property entrance and around the building perimeter, as outlined in Section 8.8.8 (Hydrant Spacing) of the SEQ D&C Code.

Further advice:
Council officers have reviewed the Assessment Report and no Civil Drawings were included upon lodgement. The Civil Drawings are required to demonstrate that the proposed development can be adequately serviced by Council's existing water supply and sewerage network to comply with Council's requirements and the SEQ D&C Code.

Response: Lot 2 has a land area exceeding 800 m². Therefore, the requirements of Section 8.8.8(b) of the SEQ D&C Code relating to hydrant coverage for properties with a land area not exceeding 800 m² are not applicable to Lot 2.

Please refer to amended drawing CW26008-SK01 Rev B, which shows the proposed fire hydrant coverage for Lot 1.

The amended sketch provides the requested conceptual servicing information for the proposed development. We request that Council review the revised drawing in its assessment of this item.

Sewer

6.2. Demonstrate how each of the proposed lot will be connected to the existing Council sewerage network by a gravity solution.

Response: The proposed sewer connections and intended servicing arrangements for each allotment are shown on drawing CW26008-SK01 Rev B. The sketch illustrates the conceptual servicing strategy for the proposed development.

6.3. Provide a sewerage analysis report to Council demonstrating the internal sewerage infrastructure complies with Council's Desired Standards of Service (DSS).

Response: A detailed sewerage analysis report is not proposed to be provided at this conceptual planning stage. As outlined in Table 2.1.1 of the applicable Council PSP, sewerage analysis and detailed servicing design are to be addressed at the relevant subsequent design stage, where required. Given the proposal involves a one-into-two subdivision, the level of detail requested is not considered warranted at this stage.

6.4. Demonstrate Council's downstream sewerage network has sufficient capacity to accommodate the proposed development.

Response: Demonstration of the downstream sewerage network capacity is not proposed to be provided at this conceptual planning stage and will be addressed at the relevant subsequent design stage, where required by Council.

Given the proposal involves a one-into-two subdivision, the current submission is intended to demonstrate the feasibility of the proposed sewer servicing strategy at a conceptual level. Detailed sewerage analysis, capacity assessment and design compliance can be addressed at the applicable subsequent stage.

6.5. Provide a sewerage analysis report including a sewerage schematic plan clearly showing the sizes of the proposed sewerage reticulation and the intended servicing for all allotments. The sewerage schematic plan is to detail the following:

6.5.1. Nominated connection point;

6.5.2. The location of any existing sewerage infrastructure relevant to the development site;

6.5.3. Any sewerage infrastructure to be decommissioned or relocated to service the development;

6.5.4. Any sewerage infrastructure external to the development site to provide a connection to the existing sewerage network;

6.5.5. Provision of suitable connection points for any upstream and/or adjacent properties;

6.5.6. Any easement required over any sewerage infrastructure within private property in accordance with the SEQ D&C Code; and

6.5.7. All lot servicing requirements are in accordance with Council's requirements through the SEQ D&C Code.

Further advice:

The sewerage schematic is required to demonstrate that the development can be adequately serviced and comply with Council's requirements through compliance with the SEQ D&C Code.

Response: The proposed sewer connections and intended servicing arrangements for each allotment are shown on drawing CW26008-SK01 Rev B. The sketch illustrates the conceptual servicing strategy for the proposed development.

A detailed sewerage analysis report is not proposed to be provided at this conceptual planning stage. As outlined in the applicable Council PSP table, the sewerage analysis and detailed servicing design are to be addressed at the relevant subsequent design stage.

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Conclusion

We trust that this response adequately addresses your Request for Information, and that the information provided will enable you to approve this application at your earliest convenience.

Should you require any further information, please do not hesitate to contact the undersigned.
Yours sincerely,

CIVIL WORKS ENGINEERS



Bruna Tavares
Civil Engineer



Roger Andrade RPEQ 7675
Principal Civil Engineer



C	Amend Proposed Easement	16/10/26
B	Amend Proposed Easement	19/06/26
A	Original Issue	18/06/26
Issue	Description	Date

Project:
175 Albert Street,
Logan Village.

Client:
Tom Levai

Associated Consultant:

Title:
Proposal Plan
Lot 1 on RP135229
Locality of LOGAN VILLAGE
Local Government of LOGAN CITY

Note:

No of Existing Lots: 1

No of Proposed Lots: 2

Minimum Lot Size: 806m²

Average Area of Lots: 809m²

Total Area: 1618m²

The boundaries shown hereon were not marked at the time of survey and have been derived from SP180741. Easement and adjoining lot information, including boundaries, have been derived from Smartmap. Contours, structures and survey features have been derived from Toohey Survey drawing 261071_D1.

LEGEND

- Sewer (from LCC DBYD) — S
- Water (from LCC DBYD) — W
- Stormwater (from LCC DBYD) — SW
- Electricity - Overhead — EO
- Telecommunications (from Telstra DBYD) — T
- NBN Cables (from nbn DBYD) — NBN
- Fibe Optic Cables (from Optus DBYD) — FO
- Roof linework from Survey & Satellite Imagery
- Fence
- Temporary Bench Mark
- Sewer M/H
- Lightpole
- Electricity Pit
- Electricity Pole — PP
- Telecom Pit
- Water Valve
- Fire Hydrant
- Gullypit
- Tree Note: Tree Trunk Ø(m)
  Ht - Height (m)
  Sp - Diameter of Spread (m)

LCC Property Flood Report	
Probable Maximum Flood (PMF)	23.5m AHD
2% AEP Flood Level	N/A
5% AEP Flood Level	N/A

5 0 5 10 15 20

Scale 1: 200(A1) - Lengths are in metres

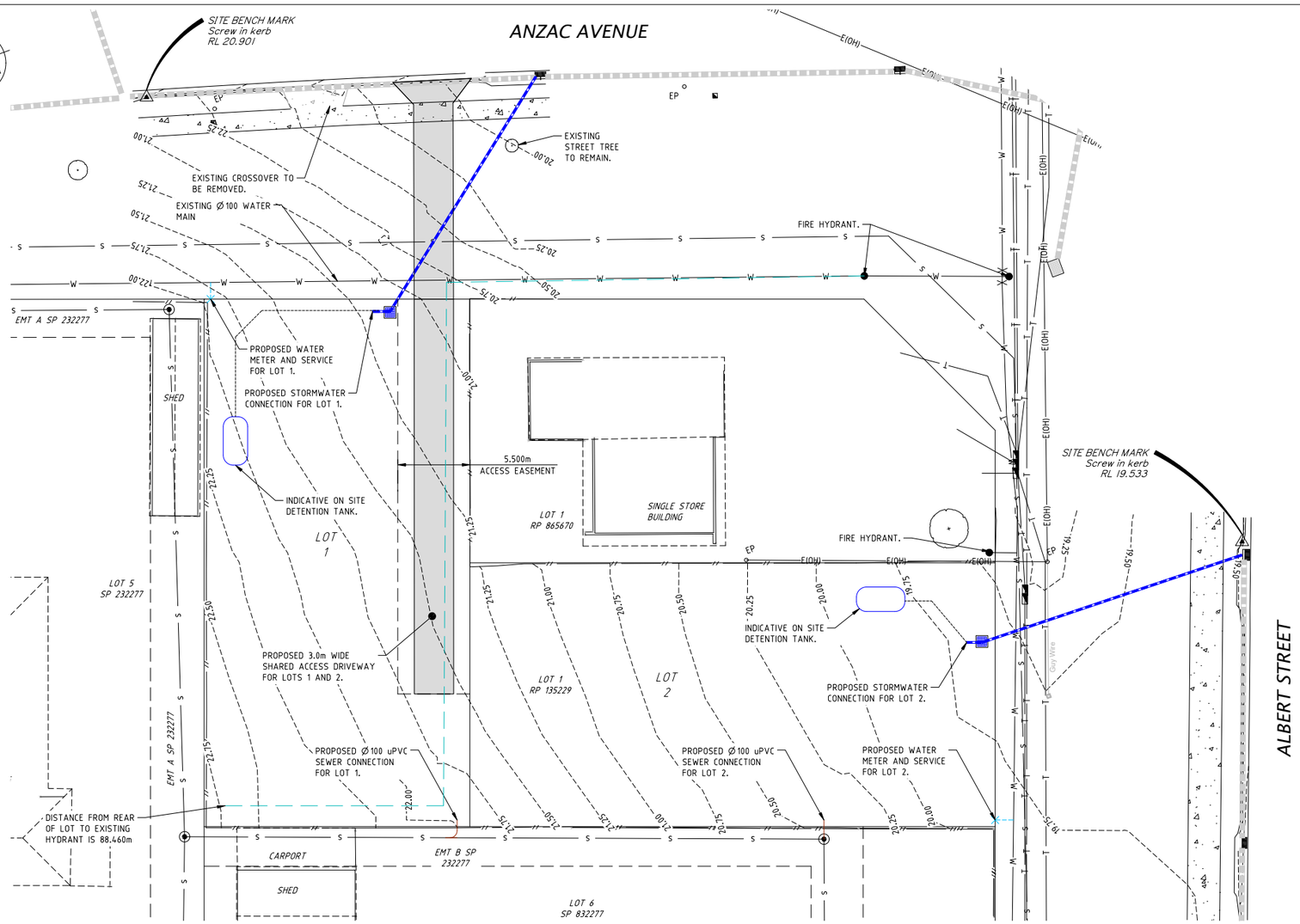
TOOHEY SURVEY
SURVEYORS & PLANNERS
Toohey Survey Pty Ltd ABN 42 088 495 354
(07) 3800 4331 tooheysurvey.com.au

Surveyed: KAH - 17/06/26 Drawn: KAH - 18/06/26

Level Datum: AHD Derived by GNSS CORS

Scale: 1:200 (A1)

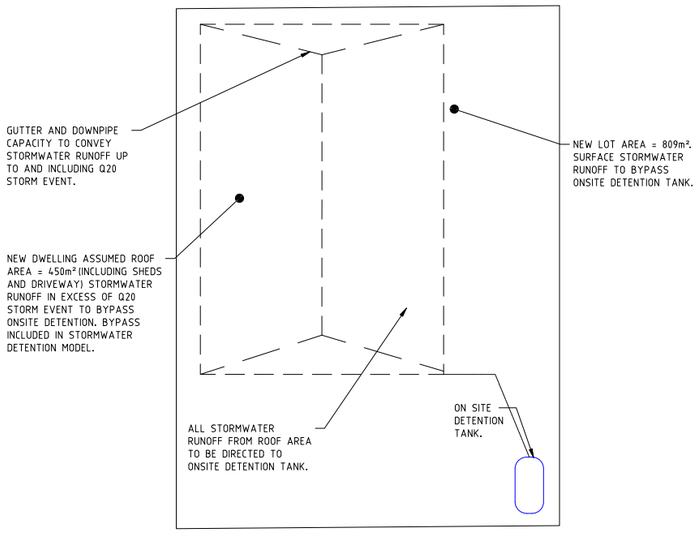
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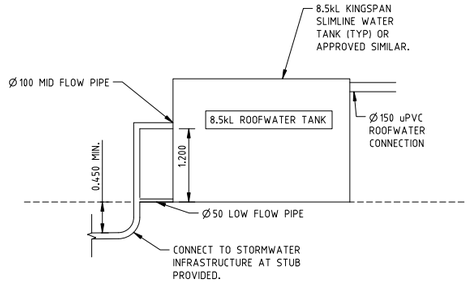
PLAN
SCALE 1:200



LOCALITY PLAN
SCALE 1:2500



TYPICAL INDIVIDUAL LOT ONSITE ABOVE GROUND DETENTION TANK CATCHMENT DETAIL
N.T.S.



DETENTION TANK ARRANGEMENT - LOTS 1 & 2
N.T.S

SCALE 1:200 AT ORIGINAL SIZE

SCALE 1:2500 AT ORIGINAL SIZE

FIRE HYDRANT NOTE

EXISTING FIRE HYDRANTS IN ALBERT STREET AND ANZAC AVENUE MEETS THE REQUIREMENTS OF SEQ WS&S D&C CODE SECTION 8.8.8 FOR THE DEVELOPMENT.

EXISTING SERVICES NOTE

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REAL PROPERTY DESCRIPTION

LOT No. 1
PLAN No. RP 135229

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ORIGINAL DRAWING SIZE - A1

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ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	25.07.26
B	RFI RESPONSE	19.10.26

LEGEND

- EXISTING SURFACE CONTOURS
- EXISTING STORMWATER
- PROPOSED STORMWATER
- WM EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- W EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- WATER SERVICE ENTRY POINT
- S EXISTING SEWER
- PROPOSED SEWER
- E(OH) EXISTING ELECTRICAL OVERHEAD
- EP EXISTING ELECTRICITY POLE
- T EXISTING TELECOMMUNICATIONS LINE
- EXISTING TELECOMMUNICATIONS PIT
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE DRIVEWAY

ASSOCIATED CONSULTANT

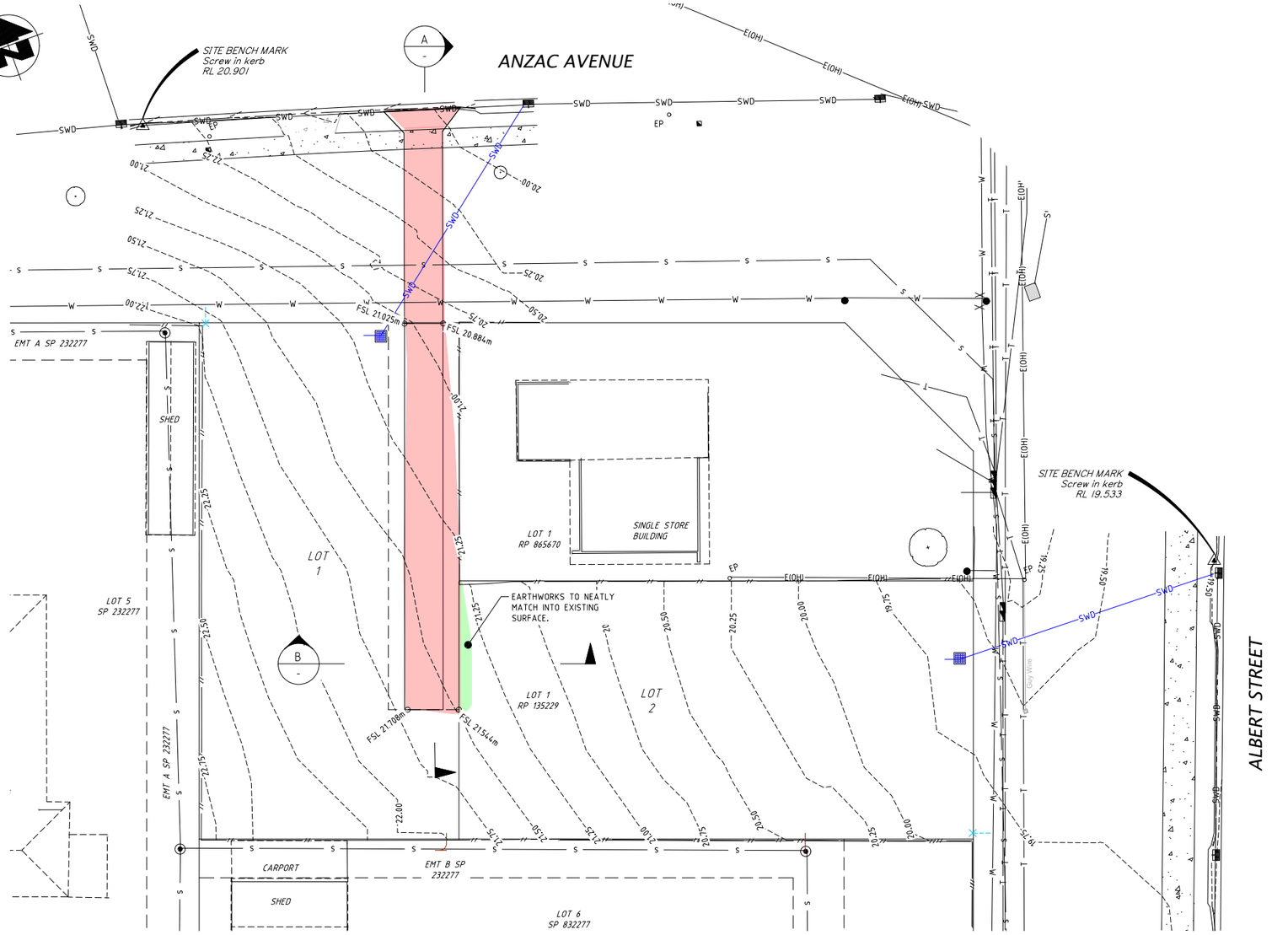
PROJECT
175 ALBERT STREET
LOGAN VILLAGE

CLIENT
LEVAI GROUP PTY LTD

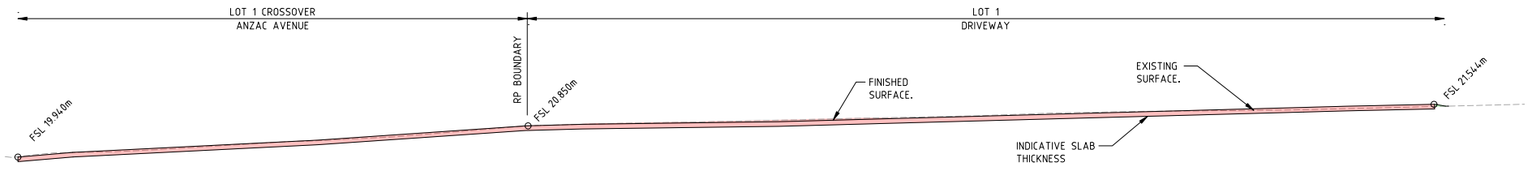
TITLE
CONCEPT SERVICES SKETCH

CIVILWORKS
ENGINEERS
U3, 1311 Ipswich Road, Rocklea QLD 4106
PO Box 13, Moorooka QLD 4105
T (07) 3195 8180
E info@civilworks.com.au
W www.civilworks.com.au

Designed	Drawn	Date
BT	BT	19.10.26
Approved		Scale
RPEQ 7675		AS SHOWN
Drawing No.		Rev.
CW26008-SK01		B



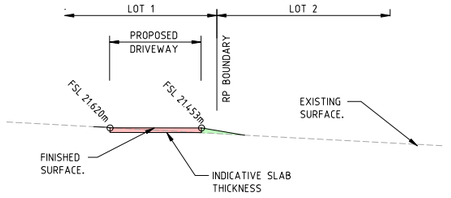
PLAN
SCALE 1:200



A SECTION A
SCALE 1:100



LOCALITY PLAN
SCALE 1:2500



B SECTION B
SCALE 1:100

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ORIGINAL DRAWING SIZE - A1

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ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	25.07.26
B	RFI RESPONSE	19.10.26

LEGEND

- EXISTING SURFACE LEVEL (ESL 12.110)
- FINISHED SURFACE LEVEL (FSL 13.110)
- PROPOSED AREA OF FILL
- PROPOSED AREA OF CUT
- SWD — EXISTING STORMWATER
- SWD — PROPOSED STORMWATER
- WM — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- W — EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- WATER SERVICE ENTRY POINT
- S — EXISTING SEWER
- PROPOSED SEWER
- E(OH) — EXISTING ELECTRICAL OVERHEAD
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- T — EXISTING TELECOMMUNICATIONS LINE
- EXISTING TELECOMMUNICATIONS PIT
- EXISTING CONCRETE TO REMAIN

ASSOCIATED CONSULTANT

PROJECT
175 ALBERT STREET
LOGAN VILLAGE

CLIENT
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TITLE
CONCEPT EARTHWORKS
SKETCH

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SCALE 1:100 AT ORIGINAL SIZE (0 1 2 3 4 5m)
SCALE 1:200 AT ORIGINAL SIZE (0 2 4 6 8 10m)
SCALE 1:2500 AT ORIGINAL SIZE (0 25 50 75 100 125m)

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CIVILWORKS
ENGINEERS
U3, 1311 Ipswich Road, Rocklea QLD 4106
PO Box 13, Moorooka QLD 4105
T (07) 3195 8180
E info@civilworks.com.au
W www.civilworks.com.au

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Drawing No. CW26008-SK10
Rev. B