Your Reference: 13189
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 221376
Document Number: 19775333
Please Quote: COM/64/2026
File Number: 1491187-1

9 October 2026

Coprop1 Pty Ltd
C/- SAUNDERS HAVILL
9 Thompson St
BOWEN HILLS QLD 4006

Attn: Harry Keenan

INFORMATION REQUEST
DEVELOPMENT APPLICATION: COM/64/2026
PROPERTY ADDRESS: 66-70 CLARKS ROAD, LOGANHOLME QLD 4129, 64 CLARKS ROAD, LOGANHOLME QLD 4129, 62 CLARKS ROAD, LOGANHOLME QLD 4129, 60 CLARKS ROAD, LOGANHOLME QLD 4129
PROPERTY DESCRIPTION: LOT 1 RP 208875, LOT 2 RP 208875, LOT 3 RP 208875, LOT 4 RP 208875
APPLICATION DESCRIPTION: COMBINED APPLICATION FOR:

- **RECONFIGURING A LOT (4 LOTS INTO 31 LOTS, BASIN, ENVIRONMENTAL RESERVE, NEW ROAD AND BALANCE LOT); AND**
- **MATERIAL CHANGE OF USE FOR DWELLING HOUSE (BUILDING ENVELOPES X 31)**

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. PROPOSED PLANS OF DEVELOPMENT

Overall Subdivision Plan

1.1. Confirm the intent for Lot 1 RP208875. The Town Planning Report has referred to this lot as a balance lot, however it also indicates that it is proposed to be retained by the owner.

Further advice:

1.2. *If Lot 1 RP208875 is to be retained for the use by the existing owner and continue to be used for residential purposes this is not considered a balance lot. This lot must form part of the Reconfiguring a lot proposal and will result in the proposal creating 32 residential lots. As such, the Applicant is to submit an amended DA Form 1 updating 'Part 3 - Development Details', specifically the description of the proposal. Additionally, an amended plan is to be provided that assigns a proposed lot number to avoid confusion with the proposed lot 1 located to the south. Please note, this will be considered an other change, however, the change will not affect the development assessment process. Additionally, an application fee will apply to this lot.*

1.3. Provide maintenance access to proposed Lot 1000 via the proposed stub road located at the southern end of the development.

Further advice:

Maintenance access via Lot 1 RP208875, which will be a privately owned lot, will not be supported. The response should show the location and design of vehicle access to open space areas for maintenance and management.

1.4. Provide an amended plan which indicates any proposed easements and their intended purpose.

1.5. Provide examples of standard house plans demonstrating how future Dwelling houses could be accommodated on proposed Lots 2, 29 and 30.

Further advice:

The purpose of these plans is to demonstrate that the proposed lots can accommodate an off-the-plan product and would not require a more costly bespoke product.

Plan of Development

1.6. Amend the 'Plan of Development Table' on the proposed Plan of Development as follows:

1.6.1. Remove reference to the 'Draft Terrace House Code' on the proposed Plan of Development;

1.6.2. Ensure the design and siting requirements indicated on the plan reflect the requirements outlined in the QDC MP1.2 – Design and siting standards for single detached housing on lots 450m² and over. Including, but not limited to, the boundary setbacks, site cover and built to boundary requirements; and

1.6.3. Remove the reference to setbacks being measured from the wall, setbacks are to the measured from the outermost projection.

Further advice:

The proposed lots are located in Low density residential zone – Suburban precinct and no further relaxations to the design and siting provisions will be supported.

2. BIODIVERSITY CORRIDOR

2.1. Demonstrate compliance with Performance Outcome PO1 of the Biodiversity areas overlay code by either:

2.1.1. Demonstrating that the rehabilitation outcomes approved under OW/152/2020/A can be achieved and maintained without compromise from the proposed development; or

2.1.2. Providing an alternative rehabilitation strategy that achieves an equivalent or improved ecological outcome to that approved under OW/152/2020/A.

Further advice:

The alternative rehabilitation solution of relocation of rehabilitation works within the Logan River riparian buffer that was discussed during the meeting for PLM/158/2026 is considered one alternative way of demonstrating compliance. Any alternative rehabilitation strategy must be supported by a Minor Change approval to OW/152/2020/A.

3. BUSHFIRE HAZARD AREA

3.1. The proposed development is located in a mapped Bushfire Hazard Area as identified on overlay map OM-03.00 of the Logan Planning Scheme 2015. Provide a bushfire hazard

assessment in accordance with Planning Scheme Policy 6 Management of Bushfire Hazard Part 1 of the Logan Planning Scheme 2015 to determine the actual level of bushfire hazard.

3.2. Should the assessment of the category of bushfire threat be identified greater than 'Low', submit to Council for approval a bushfire management plan in accordance Planning Scheme Policy 6 Management of Bushfire Hazard of the Logan Planning Scheme 2015.

Further Advice:

The Town Planning report submitted refers to a Bushfire Hazard Assessment in Appendix G, a has not been submitted with application material.

4. FLOODING

4.1. Amend the concept engineering plans so that the 1%, 5% and 10% AEP levels and associated contour lines are consistent with Council's most up to date flood levels for the site.

4.2. Amend the concept engineering plans to include cut and fill volumes below the 1% AEP level to demonstrate no loss in floodplain storage.

Further advice:

Earthworks are proposed below the 1% AEP level.

4.3. Provide the post development 1% AEP flood level as a contour line on the concept engineering plans.

5. ACCESS

5.1. Demonstrate that the proposed lots fronting road 3 and road 4 has sufficient frontage to accommodate crossovers and bin pads, noting the minimum crossover width is 3m, however the width indicated in the civil engineering plans are 2.5m only.

5.2. Review the indicative bin pads for proposed lot 8 and confirm they are accessible to the Council side-lift refuse collection vehicle.

6. EARTHWORKS

6.1. Amend proposed plans to show compliant retaining structures in proposed drainage reserve.

Further advice:

Section 3.3.6.2 of 'Planning Scheme Policy 5 – Infrastructure' limits the height of retaining walls within drainage reserve to a maximum of 1 metre. Consider also whether a batter would be suitable for the interface between the proposed drainage reserve and proposed Lot 1000.

7. WATER

7.1. Provide a/an amended concept schematic plan Conceptual External Servicing Plan (P26-039-DA-C02.01 & C02.02) demonstrating the intended servicing for all allotments within the proposed development including the following information:

7.1.1. Extend the water main from the proposed FH located on the boundary of proposed Lot 3 to connect to the water main outside proposed Lot 9, creating a loop; and

7.1.2. Remove dead-end points along Road 4 by revising the alignment to create a loop in the water reticulation main.

8. SEWER

8.1. Provide details of the proposed construction methodology, traffic and access management measures, and driveway reinstatement works to demonstrate that property access can be maintained during construction and that all affected driveways will be restored to a condition equal to or better than their pre-construction condition.

Further advice:

The proposed sewer main construction will impact four existing property driveways.

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.

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.

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.

For further information about this application please contact the Assessment Manager, Katie Parsons, on 07 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully

Katie Parsons
Senior Planning Officer
Development Assessment Branch
Growth, Economy and Sustainability