

Our Ref: BE220314-RFI Response
 Enquiries to: Harrison Lister

11 June 2026

Davor Stankovic
 A/Senior Planning Officer
 Major Developments and Appeals & Development Assessment Branch

Attention: Davor Stankovic

Dear Davor

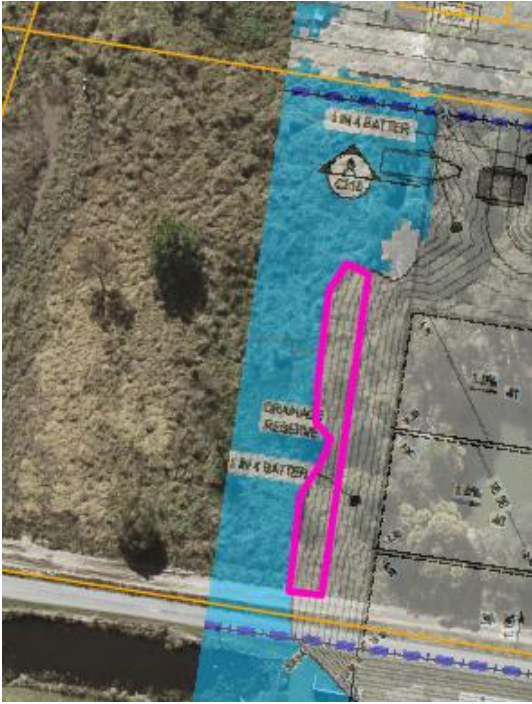
**Re: 552 Chambers Flat Road, Logan Reserve QLD 4133
 Information Request Response (CoL: COM/7/2025)**

We refer to the email received from Davor on 20 May 2026 regarding the above project. Please find below appropriate responses to the issues raised.

Submission


| Item | Information Requested | Response |
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| ENGINEERING | | |
| 1 & 2 | <p>Rear Lot Size Requirements Provide amended plans demonstrating compliance with the minimum rear lot size requirements under the applicable provisions of the Planning Scheme, specifically achieving a minimum lot size of 600m² for all rear lots, including Lots 39 and 40.</p> <p><i><u>Advice Note:</u> As discussed previously, Council officers contacted you regarding the classification and minimum lot size requirements associated with Lots 39 and 40 within the Village Precinct. In particular, discussions related to the variation sought and whether the lots could be considered “real lots” rather than rear lots, therefore enabling a reduced minimum lot size outcome. Council’s engineering officers have since completed a further review of the submitted design plans and have noted that, under the relevant Planning Scheme Policy provisions, access lanes are not permitted within a cul-de-sac</i></p> | <p>Amended engineering and subdivision plans (C000-C600 Rev E & SK01 Rev I respectively) have been prepared and are submitted with this response. The revised layout has been amended to ensure all rear lots, including Lots 39 and 40 only, achieve the minimum rear lot size requirement of 600m² in accordance with the applicable provisions of the Logan Planning Scheme. The revised plans demonstrate compliance with Council's requirements and are provided for assessment.</p> |



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| | <p>head arrangement and are instead required to function as private driveways. As a result, the current configuration does not alter the classification of Lots 39 and 40, and the lots continue to be considered rear lots for the purposes of assessment. Accordingly, amended plans are required to achieve compliance with the minimum 600m² rear lot size requirement.</p> | |
| BIODIVERSITY MANAGEMENT AREA | | |
| | <p>Clearing within Secondary Vegetation Management Areas in Environmental Reserve</p> | |
| <p>3.</p> | <p>Provide a site plan identifying native trees/native habitat trees within Secondary vegetation management areas proposed to be removed and/or impacted that are outside the clearing approved under OW/113/2024 and that considers the total extent of works (refer below for approximate area);</p> <p>Approximate area of proposed battering within mapped Secondary vegetation management area outside the approved clearing under OW/113/2024 (pink polyline)</p>  | <p>A revised vegetation impact assessment was undertaken to address the engineering design changes. The revised assessment indicates a total Secondary Vegetation Impact of 2,699 m² and four (4) Protected Native Trees impacted. This represents an increase of 131 m² and one (1) additional protected native tree compared to the previous (approved) assessment. Please refer to enclosed revised Ecological Site Assessment (BE220314-RP-ESA-02, June 2026).</p> |
| <p>4.</p> | <p>Demonstrate how the proposed clearing of native trees/native habitat trees within Secondary vegetation management areas achieves a net gain by agreeing to the payment of a monetary</p> | <p>A revised vegetation impact assessment was undertaken to address the engineering design changes. The revised assessment indicates a total Secondary Vegetation Impact of 2,699 m² and four</p> |





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| | <p>contribution in accordance with Planning Scheme Policy 3 of the <i>Logan Planning Scheme 2015</i>.</p> <p><i>Advice note: Proposed engineering plans show earthworks that extend further west than the earthworks extent shown in approved plans under OW/113/2024. As a result, it appears vegetation clearing may be required that is additional to what has previously been approved.</i></p> | <p>(4) Protected Native Trees impacted. This represents an increase of 131 m² and one (1) additional protected native tree compared to the previous (approved) assessment. Please refer to enclosed revised Ecological Site Assessment (BE220314-RP-ESA-02, June 2026).</p> |
| <p>5.</p> | <p>Demonstrate that the proposed earthworks within the area identified as a drainage reserve can achieve the rehabilitation outcomes conditioned under OW/113/2024 (Conditions 10.1-10.4).</p> <p><i>Advice note: The provided application material shows batters within the previously approved rehabilitation areas under OW/113/2024. The proposed works must demonstrate that the rehabilitation outcomes for this area can still be achieved.</i></p> | <p>The revised engineering design has been prepared having regard to the rehabilitation outcomes conditioned under OW/113/2024. The amended earthworks layout minimises impacts within the drainage reserve area and maintains the ability to achieve the rehabilitation outcomes required by Conditions 10.1–10.4 of OW/113/2024.</p> |
| <p>EARTHWORKS EXTENDING INTO 560 CHAMBERS FLAT ROAD TO THE EAST</p> | | |
| <p>6.</p> | <p>Remove proposed earthworks extending into adjoining lot 560 Chambers Flat Road to the east (refer below for location);</p>  | <p>The engineering design has been amended to remove the section of proposed earthworks extending into the adjoining property at 560 Chambers Flat Road as per the yellow circle within item 6. Refer to the revised engineering drawings (C200 Rev F) submitted with this response, which demonstrates the earthworks extent removed from within the adjoining lot.</p> |
| <p>7.</p> | <p>Or;</p> <p>Demonstrate how the proposed clearing of native trees/native habitat trees within Secondary vegetation management areas achieves a net gain by agreeing to the payment of a monetary contribution in accordance with Planning Scheme Policy 3 of the <i>Logan Planning Scheme 2015</i>.</p> <p><i>Advice: Vegetation clearing in the above location is currently being assessed under development</i></p> | <p>Not applicable as this item has been addressed within item 6 above.</p> |





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| | <p><i>application OW/250/2025. As a development permit for this application has not been issued, vegetation clearing on site has not yet been reconciled and remains outstanding. A response should address proposed clearing of native trees and/or native habitat trees on site or provide confirmation vegetation clearing has been reconciled under another approval.</i></p> | |
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Please note that a digital copy of this IR Response, along with associated revised engineering drawings and other relevant information has been lodged electronically with Council.

If additional information is needed or you require clarification on any of the issues addressed, please do not hesitate to contact myself on (07) 5509 6400.

Yours faithfully

HARRISON LISTER

Civil Engineer & Project Manager

