

Your Reference: 12685  
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Please Quote: COM/84/2025  
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30 January 2026

GDM PROJECT 2 PTY LTD (TRUSTEE)  
C/- SAUNDERS HAVILL GROUP  
9 Thompson St  
BOWEN HILLS QLD 4006

Dear Sir/Madam

### INFORMATION REQUEST

**APPLICATION NO:** COM/84/2025  
**PROPERTY ADDRESS:** 20 CALUME COURT, LOGAN RESERVE QLD 4133, 1-15 CALUME COURT, LOGAN RESERVE QLD 4133, 43 NOFFKE COURT, LOGAN RESERVE QLD 4133  
**PROPERTY DESCRIPTION:** LOT 801 SP 337868, LOT 15 RP 182451, LOT 800 SP 337868  
**APPLICATION DESCRIPTION:**  
• **COMBINED APPLICATION – VARIATION REQUEST; RECONFIGURING A LOT (3 LOTS INTO 108 LOTS)**

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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. INFRASTRUCTURE PLANNING – EXTRA PAYMENT CONDITIONS

- 1.1. The development is located partially or wholly outside of the Council's priority infrastructure area and is not planned in the local government infrastructure plan to be serviced by infrastructure. Infrastructure planning is required to demonstrate that the development is capable of being serviced by infrastructure. Council cannot be required to provide infrastructure to service the development. Council also has a discretion whether to accept external infrastructure being provided by an applicant to service the development. Should the infrastructure planning demonstrate that the development is capable of being serviced with infrastructure, Council will determine whether it is appropriate to impose an extra payment condition or negotiate an infrastructure agreement with the applicant.

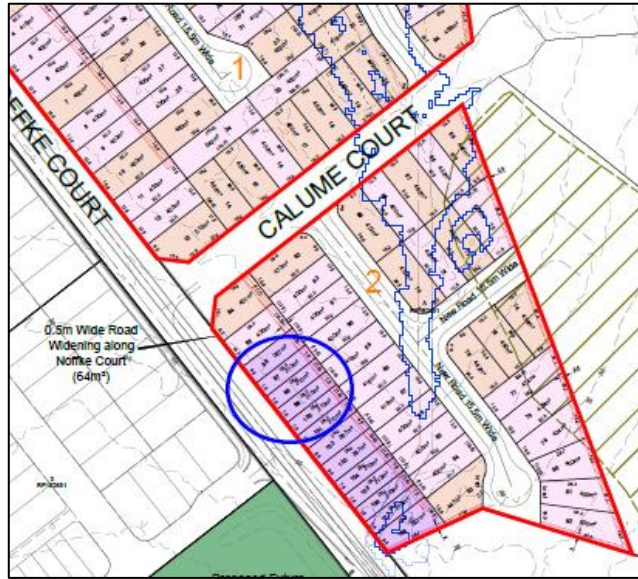
#### 2. PLANNING

##### Lot configuration

- 2.1. Remove proposed small lots (terrace lots) which are not adjoining/opposite public open space or proposed parkland.

Advice Note:

*Lots 96-101 are not considered to be opposite public open space. Consider item 2.2 below on revised layout.*



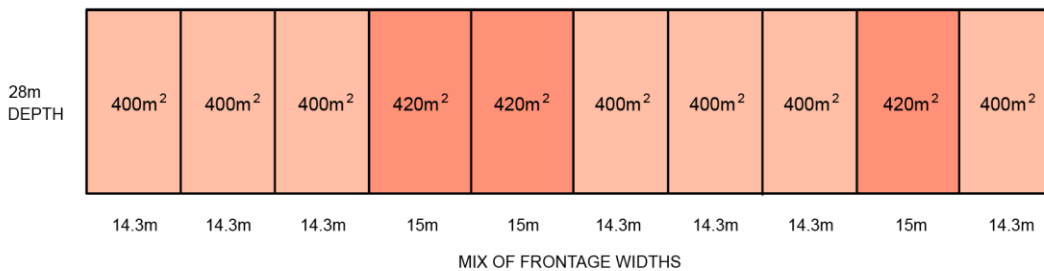
**Lot Variation and Diversity**

2.2. Provide an amended plan of development which incorporates improved variation in lot sizes and width throughout the proposed development, in accordance with Acceptable Outcomes (AO) 9.1 and 9.2, Performance Outcome (PO) 9 and Overall Outcomes 2.a.ii. and iv. of the Reconfiguring a lot code.

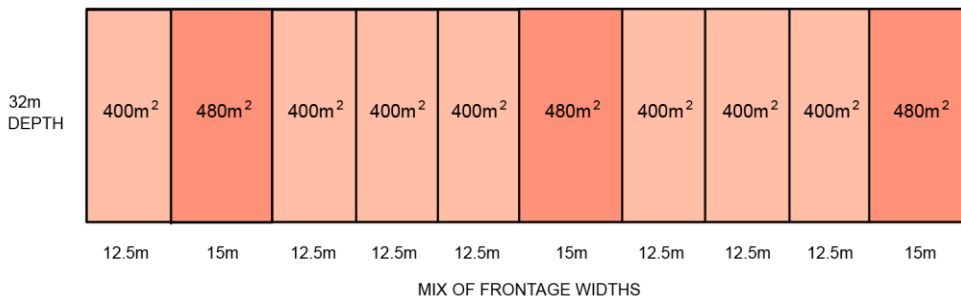
Advice Note:

*Proposed lots 84 – 92 of the current subdivision proposal do not represent lot diversity, including the frontage width and lot size as required by Planning Scheme Policy 8 – Urban Design (PSP8). Please see Figure 2.3.3.1 – Example of diverse mix of frontage sizes in the Low density residential zone from PSP8 below. It is noted that lots should also provide for frontage width and lot size diversity as identified in Figure 2.3.3.3 – Example of diverse lot sizes facilitating a range of housing types from PSP8.*

LOW DENSITY RESIDENTIAL ZONE  
SUBURBAN PRECINCT  
EXAMPLE A



EXAMPLE B



NOT TO SCALE

- 2.3. Amend the proposed plan of development for lots less than 400m<sup>2</sup> to:
- 2.3.1. achieve a minimum rectangular dimension of 9 metres by 15 metres clear of infrastructure and easements;
  - 2.3.2. demonstrate the lots are able to achieve a building footprint consistent with the requirements of the Dual Occupancy and Dwelling House code

Advice Note:

*It is understood the intention of the proposed small lots is to achieve an outcome consistent with the Terrace House/Lot in the current draft planning scheme. Where this is the intention, provide further justification taking into consideration the relevant benchmarks of the Draft Planning Scheme including the Terrace House Code and Emerging Community Zone code. This is included, but not limited to, demonstrated building design outcomes which achieve the design and siting requirements outlined.*

- 2.4. Amend the proposed plan of development to:
- 2.4.1. Increase the frontage of Lots 13, 62, and 94 to be consistent with AO/PO3, Overall Outcomes 2.a.i. and ii. and Table 9.4.6.3.2 – Reconfiguring a Lot of the Reconfiguring a lot code; and
  - 2.4.2. Provide the dimensions of both the access handle and area clear of access for Lot 61.

### **Structure Planning**

- 2.5. Provide a structure plan (SP) demonstrating how the proposal will integrate with existing development and the strategic intent for the surrounding area. The SP will need to demonstrate that the variation and proposed subdivision will not compromise the ability of surrounding properties to be developed in an equitable and fair manner and to meet the objectives of the Logan Reserve Land Use Area Plan (LUAP).

Advice Note:

*A SP is to demonstrate how development over Lots in the surrounding area will achieve lots of a suitable size, shape and dimension, based around a cohesive and connected road layout and taking into consideration any site constraints and how the development will interact with the new road. This structure plan should also take into consideration active development applications in the surrounding area and the delivery of new roads.*

## **3. ENVIRONMENT**

### **Biodiversity Management Area**

- 3.1. Provide an amended vegetation clearing plan depicting vegetation management areas as identified on Biodiversity areas overlay map OM-02.01.

Advice note:

*Regardless of any assessment against the Waterway corridors and wetlands overlay code or Koala habitat mapping the Biodiversity areas overlay mapping remains unchanged relative to assessment against the Biodiversity areas overlay code of the Logan Planning Scheme 2015 v9.2.*

- 3.2. Provide an amended vegetation clearing plan identifying native vegetation, native trees/native habitat trees proposed to be removed.
- 3.3. Provide an amended environmental offset report in accordance with Planning Scheme Policy 3 Environmental Management of the Logan Planning Scheme 2015.

Advice Note:

*Offsets are calculated:*

- *in the Primary vegetation management area, on a per square metre basis of native vegetation cleared;*
  - *in the Secondary vegetation management area:*
    - *as the number of native trees and native habitat trees cleared; or*
    - *on a per square metre basis where the number of trees are at a density of one native tree per 10m<sup>2</sup> or greater.*
- 3.4. Provide a GIS shape file (emailed to DATechServices@logan.qld.gov.au) containing polygon object(s) projected as MGA2020 Zone 56 showing the extent of proposed native vegetation clearing within the Primary vegetation management area.
- 3.5. Provide GIS point source data of individual native trees and native habitat trees within the Secondary vegetation management area proposed to be removed and retained (where applicable) 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.*

#### **4. TRAFFIC**

##### **Traffic and Transport**

- 4.1. Council acknowledges that the northern half of Noffke Court has been conditioned to be upgraded by 580–598 Chambers Flat Road. However, the site has not progressed to the construction stage. As such, this development will also be conditioned to undertake the construction of Noffke Court. Provide concept roadwork plans and cross-sections at 20-metre intervals for the design and construction of the Noffke Court frontage to its Urban Collector Single Carriageway Road standard. Dimensions are to be included on the plans to demonstrate that the frontage works comply with the Urban Collector Single Carriageway Road standard.

*Advice Note:*

*GDM Property and Council have undertaken negotiations on the urban collector road formation for this development, and it was agreed that a 2 m wide median can be adopted along part of Noffke Court, adjacent to the lots with direct access to Noffke Court.*

- 4.2. The proposed width of the footpaths for the new collector road is not consistent with the LCC Standard Drawing for the Urban Collector Road – Drawing No. 8-00379. Provide footpath widths consistent with the LCC Standard Drawing for the Urban Collector Road – Drawing No. 8-00379.
- 4.3. Provide signs and line markings showing the lane configurations for the new collector road in accordance with the LCC Standard Drawing for the Urban Collector Road – Drawing No. 8-00379.
- 4.4. Provide signs and line markings for the proposed roundabout intersection.
- 4.5. Provide signs and line markings for the proposed Calum Court/Noffke Road intersection.

#### **5. ENGINEERING**

##### **Access**

- 5.1. Demonstrate that proposed Lots 1 – 3, 13 and 94 can accommodate a minimum 3.0 metre wide crossover which complies with Australian Standard 2890.1 in relation to separation from the proposed intersection.

Advice Note:

*Council intends to condition temporary turnarounds to accommodate refuse collection vehicle manoeuvring as part of Stage 1.*

**Roadworks**

- 5.2. Council does not support the proposed layout with respect to the Stage 1 intersection with Calume Court. Under the proposed layout for COM/58/2025, an uncontrolled four-way intersection would result and will require a roundabout or signalisation.

Advice Note:

*It is recommended that the subject development liaise with the neighbouring development directly on the road network layout to ensure seamless road network connections and optimisation of layouts.*

**Stormwater**

- 5.3. Obtain written owner's consent from the downstream property where the subject site's stormwater is proposed to discharge.

Advice Note:

*The stormwater infrastructure is to be located wholly within Easement C Lot 8 on RP182452.*

- 5.4. Amend the concrete channel design to ensure the D.V product is less than 0.6m<sup>2</sup>/s.
- 5.5. Amend the proposed stormwater management plan and basin design to ensure a maximum inundation depth of 1.2 metres during 5% AEP events, in accordance with Section 3.6.6.3 of Planning Scheme Policy 5 (Infrastructure).
- 5.6. Amend proposed plans to show vehicle access to the sediment forebay. Include a heavy duty reinforced concrete driveway and crossover with a minimum 3.0 metre width and maximum grade of 1V:6H.

**6. FLOODING**

- 6.1. Provide an amended Local Flood Risk Assessment report which addresses the following:
- 6.1.1. The design must result in no adverse afflux (greater than 10mm) on adjoining property and downstream and show no increases in the extent of flooding on external private property.
- 6.1.2. Address the discrepancy between the flood depth afflux map in Figure 5.5 and Appendix E of the Local Flood Risk Assessment report. It must be confirmed that there is no post development flooding occurring on residential allotment areas and appropriate freeboard is achieved for all residential lots. It is noted that flood hazard maps show flooding extends onto residential lot areas.
- 6.1.3. Confirm that flood depth over all roads does not exceed 300mm in accordance with Planning Scheme Policy 5 – Infrastructure, Part 3.6.2.5.
- 6.1.4. Confirm that blockage factors have been applied to all relevant culverts and inlets.
- 6.1.5. Provide further justification regarding the afflux shown on Noffke Road and how the upgrade will impact flooding, noting the allowable flood depths in Planning Scheme Policy 5 – Infrastructure, Part 3.6.2.2.

Advice Note:

*If modelling and the design cannot be demonstrated to address the Flood hazard overlay code or be in accordance with Planning Scheme Policy 5 & 10 (Infrastructure and Flood respectively), a design which reinstates a dedicated major drainage path may be required.*

- 6.2. Provide a copy of the hydrological and hydraulic modelling to Council for review.
- 6.3. Include the Defined flood Event as a contour on all concept engineering drawings and relevant cross section drawings.
- 6.4. Provide information to demonstrate the combined detention and retention system is in compliance with AO27-29 of the Flood hazard overlay code.
- 6.5. Amend the design and flood reporting so the minor drainage network conveys the 39% AEP.

Advice Note:

*The flood study shows there will be flows on the road surface during this event. The drainage network must be designed in accordance with QUDM table 7.3.1 which advises a 39% AEP is conveyed by the minor drainage network.*

## 7. WATER AND SEWER

### Water

- 7.1. Amend the proposed Water Reticulation Layout Plan **BE250124 C500 Rev B** to:
  - 7.1.1. Provide an additional road crossing of Noffke Court fronting proposed lot 102 to connect the future high level to the low level with a valve hydrant valve on the road crossing – zone boundary valve arrangement between the future high and low level zone mains, to improve water quality outcomes in the interim supply scenario.
  - 7.1.2. Provide a combi valve arrangement (isolation valve on each leg of the Tee with a hydrant in between the valves) at the following locations:
    - 7.1.2.1. On the proposed road crossing of Calume Rd at Noffke Court on the Noffke Court frontage of proposed lot 94.
    - 7.1.2.2. On the proposed road crossing of Road 1 at Calume Court on the Calume Rd frontage of proposed lot 93.
  - 7.1.3. Provide an additional road crossing of Calume Court prior to the high and low dead ends with a valve hydrant valve on the road crossing – zone boundary valve arrangements between the future high and low level zones – to improve water quality outcomes in the interim supply scenario.

### Sewer

- 7.2. Amend the proposed Sewer Reticulation Layout Plan BE250124 C600 Rev B to:
  - 7.2.1. Amend the note “Connect into existing downstream sewer infrastructure” to “Connect to future sewer infrastructure”

Advice Note:

*Downstream sewer associated with MUCI/12/2023/A required to be constructed and on maintenance prior to this application COM/84/2025 being connected to the sewer network.*

- 7.2.2. Widen the sewer easement proposed through the drainage lot to 6m, entre the sewer within the easement and ensure the batter is clear of the proposed sewer easement. Enable the future safe excavation of the sewer without impacting the drainage basin or the proposed retaining wall.

- 7.2.3. Relocate the sewers & associated sewer easements proposed in the rear of the lot to the front of the lot.

Advice Note:

*The applicant is suggested to consider the sewers be located approximately 1 m from the front property boundary within the lot, where it is not permitted to locate the sewer within the road verge.*

Advice Note:

*The lots fronting Noffke Court appear to be able to be serviced from existing infrastructure MH AID 774972 with IL 28.46m opposite proposed lot 1*

- 7.2.4. Extend the proposed sewer fronting Road 1 to provide a MH connection point to 16 RP178689
- 7.2.5. Extend the proposed sewer fronting Road 4 to provide a MH connection point to 11 RP182453
- 7.2.6. Extend the proposed sewer fronting Calume Court to provide a MH connection point to lots 13 and 14 on RP182453

## 8. 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.

## 9. 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.

Further advice:

*Fees may be payable for the amendment of existing Infrastructure Agreements (Environmental or Stormwater Offset) in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.*

## 10. 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 Scott Robertson on (07) 3412 5982 or via email on [ScottRobertson@logan.qld.gov.au](mailto:ScottRobertson@logan.qld.gov.au).

Yours faithfully

Davor Stankovic  
A/Senior Planning Officer  
Major Developments and Appeals