

20 February 2026

Chief Executive Officer
Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

Council Reference: COM/91/2024
Attention: Patrick Thwaite

Dear Patrick,

RE: Response to Information Request – Combined Application for Variation Request and Reconfiguring a Lot (2 into 33 Lots, New Roads and Drainage Reserve) at 67 and 69-75 Talinga Drive, Park Ridge

We write on behalf of our client, Gumtree Developments, in response to Council's Information Request dated 30 January 2025 regarding the abovementioned development application at 67 and 69-75 Talinga Drive, Park Ridge (COM/91/2024). We note that Council has agreed to an extension to the Information Request response period to 20 February 2026, which has been appreciated.

This letter and attachments are a formal response to Council's Information Request. Pursuant to Part 3 Section 13.2 (a) of the Development Assessment Rules, the applicant elects to provide all of the information requested.

This response is supported by the following specialist documentation:

- **Attachment A:** *Civil Engineering Response Letter* by vTCE
- **Attachment B:** *Water and Wastewater Servicing Investigation Letter* by vTCE
- **Attachment C:** *Amended Engineering Report and Stormwater Management Plan* by vTCE.
- **Attachment D:** *Traffic Engineering Response Letter* by Colliers
- **Attachment E:** *Amended Subdivision Plan* by Archline Design Studio
- **Attachment F:** *Amended Structure Plan* by Archline Design Studio
- **Attachment G:** *Arboricultural Impact Assessment* by Independent Arboricultural Services
- **Attachment H:** *Ecology Response Letter* by Eco Managements and Solutions
- **Attachment I:** *Amended Figure 5.1 of Bushfire Management Plan* prepared by LEC.

The following provides a summary of specialist responses to all of Council's requested items. The numbering corresponds to the numbering in Council's request.

Item 1 – Sewer and Water

- 1.1.** Please refer to *Water and Wastewater Servicing Investigation Letter* prepared by vTCE, which confirms the site can be adequately serviced by water infrastructure, is covered by the planned sewer infrastructure, and can be serviced accordingly.

These conclusions are based on the *'Task Report – Western Park Ridge Commercial/Residential Precinct: Water and Wastewater Servicing Strategy and Detailed Planning (IP5002)'* document prepared by City of Logan and issued in June 2025.

It is noted that it is proposed to connect the development into new sewer proposed for Lots 3 and 4 on RP131003 (COM/77/2023). The development is not intended to proceed until the downstream sewer has been installed.

- 1.2.** Please refer to *Water and Wastewater Servicing Investigation Letter* prepared by vTCE, which confirms the site can be adequately serviced by water infrastructure, is covered by the planned sewer infrastructure and can be serviced accordingly.

These conclusions are based on the *'Task Report – Western Park Ridge Commercial/Residential Precinct: Water and Wastewater Servicing Strategy and Detailed Planning (IP5002)'* document prepared by City of Logan and issued in June 2025.

- 1.3.** As stated in the *Civil Engineering Response Letter* prepared by vTCE, it is not proposed that any sewer, water services or reticulation assets be constructed in neighbouring land. Therefore, no owners consent is required.

Item 1 – Traffic

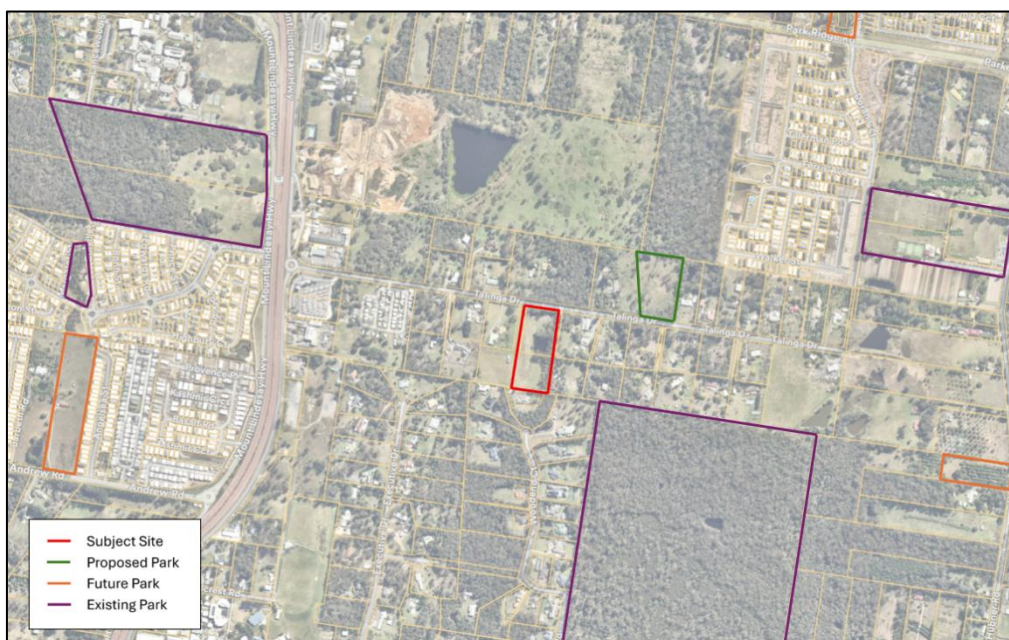
- 1.4.** Please refer to the assessment included within the *Traffic Engineering Response Letter* prepared by Colliers, which provides a response to Phase 1 of Item 1.4. Phases 2, 3 and 4 refer to broad studies required to assist Council with master planning. As such, it has been previously agreed with Council that at this stage, only a response to Phase 1 is required to inform Council's direction with the other phases.

Item 2 – Planning

- 2.1.** Please refer to the *Amended Subdivision Plan* prepared by Archline Design Studio. The proposed drainage basin is now identified as Lot 901. The road reserve has been extended between proposed Lots 16 and 17 in lieu of the previously proposed footpath connection.

- 2.2. Please refer to the *Amended Structure Plan* prepared by Archline Design Studio. As requested, both eastern and western lots are shown as future residential development as envisaged under the Park Ridge LUAP, with maximum block lengths of 250m and a cohesive and permeable preliminary road network.
- 2.3. The proposed lots are located south of land which is proposed for environmental open space under COM/77/2023. The majority of the proposed lots are within a 400m walking distance of this mapped open space area, with a small number located approximately 500m walking distance. While the open space is not yet delivered and the application remains within its decision period, the subject development is functionally sequenced with that approval. Due to separate sewer servicing constraints, the proposed reconfiguration cannot proceed independently and will not be delivered prior to the completion of the adjacent development.

In the very unlikely event of the adjoining development not proceeding, the proposal remains characterised by a connected, low-traffic street network that supports walking for recreation, leisure and exercise. The proposed lot layout promotes safe pedestrian movement and direct connections to surrounding streets and the larger open space network, as shown below (based off LGIP v1.3, and including the adjacent development COM/77/2023).



Item 3 – Environmental

3.1. The Landscape Concept Plan has been amended to reflect all changes requested by Council. Please refer to the *Amended Landscape Concept Plan* prepared by Andrew Gold Landscape Architecture.

3.2. Please refer to the *Arboricultural Impact Assessment* prepared by Independent Arboricultural Services. The arboricultural and ecology tree retention plans use two different tree identification and numbering systems. The Scribbly Gum in the southern neighbouring property (identified as Tree #55 in the Arboricultural Report and Tree #158 in the Ecology Report) is to be retained, as are the Golden Cane Palms along the southern boundary.

An Infrastructure Agreement and the associated Operational Works application (OWVM/95/2025), which was approved on 20 February 2026, permits the trees located in the eastern property to be removed.

3.3. The total number of mapped trees is 257 despite Table C1 of the ecology report recording up to Tree #264. As shown in Table C1, some tree numbers were incorrectly recorded at points that the surveyors mapped and were not picked up by the tree survey. Therefore, there is 257 trees despite the table going up to number 264.

Please refer to the *Amended Ecological Assessment Report* prepared by Eco Solutions and Management.

3.4. GIS point source data has been provided. Council has been made aware through previous discussions that this does not include the positional accuracy for each tree in the attribute data.

3.5. A tree removal offset plan which identifies exempt trees has been provided within the *Amended Ecological Report* prepared by Eco Solutions & Management.

3.6. An Infrastructure Agreement and associated Operational Works application (OWVM/29/2025) was approved on 20 February 2026, which permits the removal of 19 trees within the neighbouring property (77 Talinga Drive, Park Ridge).

Of the 19 trees to be removed, 11 are located within 3 metres of the boundary and are therefore exempt. Of the remaining 8 trees situated beyond 3 metres, 4 are identified as 'native trees' and 4 as 'exotic trees'.

- 3.7. Council has agreed to an alternative approach suggested by Land and Environment Consultants, which recommended all lots 100m of the edge of hazardous vegetation have the property notation attached to them as these lots are within the potential impact buffer of the bushfire hazard area, and will also be the lots which are subject to compliance with bushfire prone area provisions of the NCC during the building approval process.

Please refer to the *Amended Figure 5.1 of Bushfire Management Plan* prepared by Land and Environment Consultants.

Item 4 – Engineering

- 4.1. The MUSIC model has been attached to the *Amended Engineering Report & Stormwater Management Plan*, confirming that Greenbank Thompson Road rainfall data was used.
- 4.2. The civil engineering plans have been amended to include the maintenance access track to connect sediment forebay. Please refer to the *Amended Engineering Report & Stormwater Management Plan* prepared by vTCE.
- 4.3. Please refer to the *Amended Engineering Report & Stormwater Management Plan* and *Civil Engineering Response Letter* prepared by vTCE, which has been summarised below:
- 4.3.1. All proposed Council-owned stormwater drainage is located within land under the control of Council. Note that the extent of pipe running behind lots 15 and 14 is in an easement in favour of Council.
- 4.3.2. The previous report incorrectly listed a pre-development impervious fraction of 0.85. This has been corrected to an impervious fraction of 0.
- 4.3.3. QUDM Table 4.6.3 was applied to obtain the pre-developed and post-developed times of concentration.
- 4.3.4. Refer to the updated engineering report which shows the unmitigated peak flows for the pre and post development hydrographs.
- 4.3.5. Please refer to the updated drawing P300 which shows the emergency weir. The emergency weir will discharge spillage into Talinga Drive.
- 4.3.6. Please refer to the updated drawings which show the updated basin design, which provides 30mm freeboard.
- 4.3.7. Please refer to the updated engineering report.

- 4.3.8. Please refer to the updated Preliminary Stormwater Details Sheet-1 (24112-P301) and Preliminary Stormwater Details Sheet-2 (24112-P302) which shows the Q20 depth in the basin.
- 4.3.9. Please refer to the updated Preliminary Stormwater Details Sheet-1 (24112-P301) and Preliminary Stormwater Details Sheet-2 (24112-P302) which show the Q20 depth in the basin.
- 4.3.10. Please refer to the updated engineering drawings which show the Q50 depth in the basin.
- 4.3.11. Please refer to the updated engineering drawings which show the 3.0 metre maintenance berm around the basin.
- 4.3.12. Please refer to the updated drawing P300 which shows the restoration required for the existing driveway crossover.
- 4.3.13. It is proposed to convey minor flows through the drainage system. Major flows shall be conveyed via kerb and channel as per QUDM.
- 4.3.14. It is proposed to convey the upstream flows through the basin. vTCE notes that bypassing these flows would require duplication of most of the drainage network, and anticipates that it is LCC's preference not to maintain the additional pipes. vTCE notes that the existing upstream catchments are relatively minor and nearly 0% impervious. Any future development on these lots would be obligated to discharge over the boundary at non-worsening rates.
- 4.3.15. Existing flows at this location consist of sheet flows running in a north-easterly direction across the boundary before discharge into lot 34/RP221678. As shown on the updated drawings, it is proposed to provide a swale and level spreader at the bottom of the retaining wall to convert flows back to sheet flow in accordance with the existing flow regime.
- 4.3.16. Please refer to the updated civil engineering report.
- 4.3.17. Please refer to the updated civil engineering drawings.

- 4.4.** The amended concept earthworks plan has been amended to:
- Item 4.4.1 – Show retaining walls higher than 1.5m located in fill as two-tiered and appropriately landscaped to reduce visual impact.
 - Item 4.4.2 – Show the proposed future retaining walls, suitable for connection to the preliminary Talinga Drive planning layout.
- 4.5.** The concept earthworks plans have been amended to show retaining walls higher than 1.5m located in fill as two-tiered and appropriately landscaped to reduce visual impact.
- 4.6.** The concept earthworks plans have been amended to show retaining walls levels matching the ultimate road levels provided in the preliminary planning layouts for Talinga Drive.
- 4.7.** Please refer to plans within the *Amended Engineering Report & Stormwater Management Plan* which show the final Urban Collector Single Carriageway details. VTCE notes that the Talinga Drive preliminary design drawings show the proposed changes to Talinga Drive, including widening of the road and some level adjustments around Compal Road. The proposed site frontage is between ~ch650 and ~ch750m. As shown on Talinga Drive Trunk Road planning drawing 450, there is no change between the final and existing levels at this chainage.
- 4.8.** Please refer to the '*Amended Structure Plan*' prepared by Archline Design Studio. Intersections have been modified to comply with Austroads requirements.
- 4.9.** Please refer to plans within the *Amended Engineering Report & Stormwater Management Plan* which show the proposed road width of 15.5 metres, the extension of the road to the eastern boundary between lot 16 and 17 and amend the location of the proposed refuse collection vehicle turnaround to align more closely with the potential future driveway location for lot 25.
- 4.10.** Colliers have provided a swept path diagram demonstrating that the turning manoeuvres of a 10.3m long RCV can be accommodated within the proposed turnaround area. Please refer to the *Traffic Engineering Response Letter*.

We trust the above and accompanying information suitably addresses the comments of the Council however should further clarification or information be required please contact our office.

Public Notification shall now commence in accordance with the procedures outlined in the Development Assessment Rules.

Yours faithfully

URBAN STRATEGIES PTY LTD



Benjamin Osborne
TOWN PLANNER