

Technical Memorandum

1322 – 1346 Waterford Tamborine Road – LCC RFI

Date	29.07.2025	Project Number	P0057846
Client	Banner S&C (Logan Village) Pty Ltd	Prepared By	Jadyn Benzie
Project	1322-1346 Waterford Tamborine Road Logan Village	Reviewed By	Jadyn Benzie RPEQ 24616

Urbis have been engaged to provide a traffic engineering response to Item 4 of Logan City Council's (LCC's) Information Request dated 8th April 2025. The request relates to a proposed 2 x fast food outlets at 1332-1346 Waterford Tamborine Road, Logan Village. LCC's application reference for the proposed development is MCUI/16/2025.

The specific traffic engineering items that Urbis are responding to are as follows:

4. TRAFFIC/TRANSPORT

4.1. The internal footpath network for Tenancy 1 does not connect to the external footpath network. Ensure that an additional footpath along Waterford Tamborine Road is proposed to establish a connection between the external and internal footpath networks.

4.2. A Wombat Crossing may be required at the pedestrian crossing on Waterford Tamborine Road, pending further assessment by SARA/TMR.

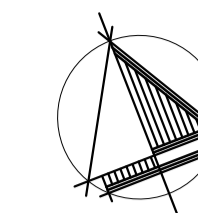
Urbis Response

The development plans have been updated to show a pedestrian path from Tenancy 1 through to the external footpath network. The revised paths are included on the amended plans, included as Attachment 1.

A wombat crossing has not been raised by DTMR as part of the Information Request. As such, this has not been provided as part of this response.

Attachment 1 Updated Development Plans

PROPERTY DESCRIPTION
LOTS 73 & 74 on RP 210268



COUNCIL: LOGAN CITY COUNCIL

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 26,633m²

LANDSCAPED AREA - 22,242m²

EXISTING SITE COVER - 3.25%
(INCLUDES ALL ROOFED AREAS)

BUILDING AREA - GFA

• EXISTING SERVICE STATION - 347m²

MISCELLANEOUS AREAS

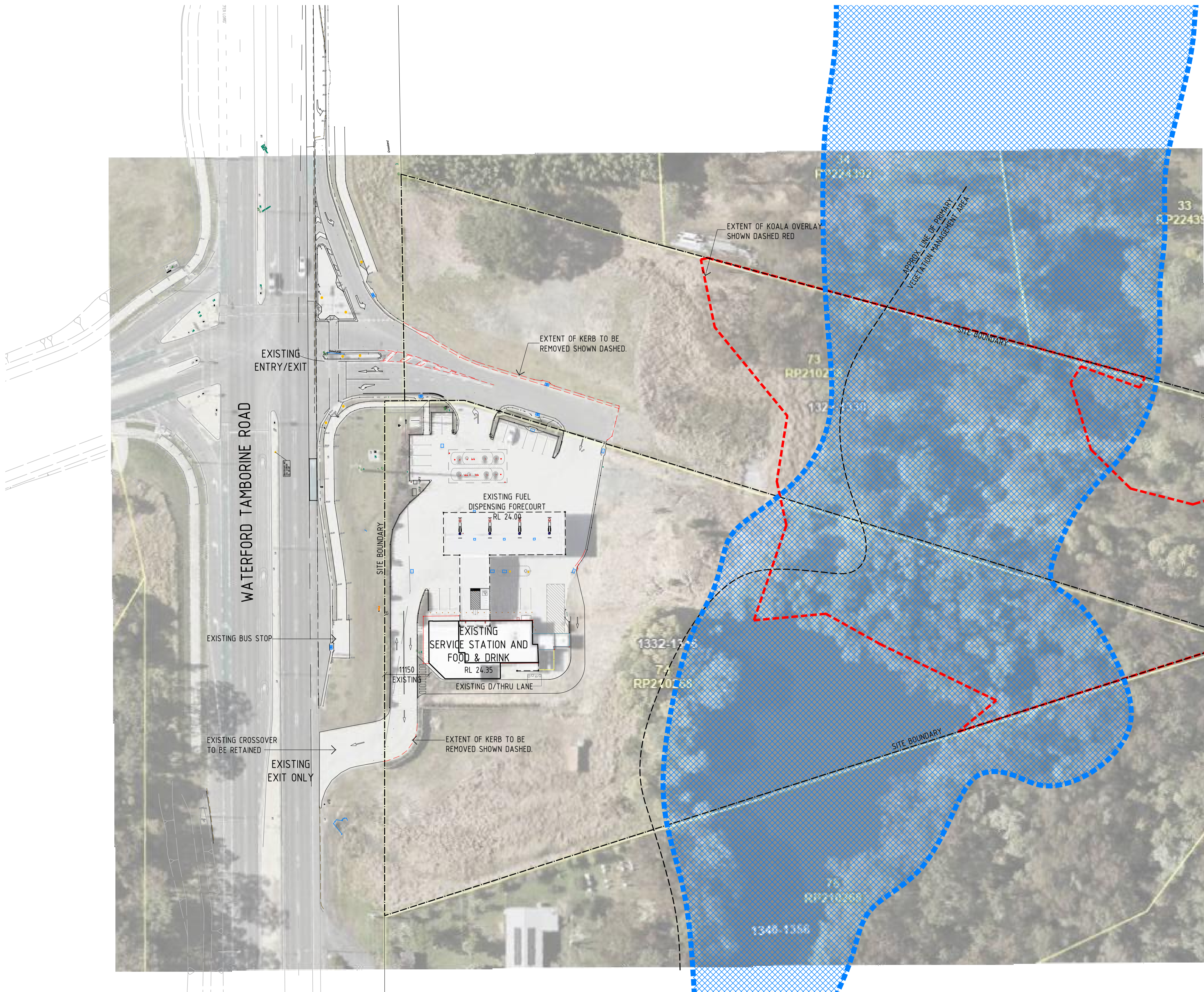
• EXISTING FORECOURT CANOPY - 463m²

• EXIST. SERVICE STN SERVICES - 65m²

TOTAL MISC. AREAS - 528m²

LEGEND

EXTENT OF (HIGH HAZARD) FLOOD MAPPING



- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

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Revision and approvals				
Code	Date	By	Description	Drawn
A	12.02.2025	GN	D.A ISSUE	

Project Description	
PROPOSED FOOD & DRINK OUTLETS 1332-1346 WATERFORD-TAMBORINE ROAD, LOGAN VILLAGE	
Scale	Approved
1:500 @ A1 / 1:1000 @A3	
Drawn	Issued

Drawing Title	
EXISTING SITE PLAN	
Drawing Number	Revision
24198-DA01	A

