

Enquiry Phone: Customer Service 07 3412 5269  
Property Key: 209892  
Document Number: 19378642  
Please Quote: MCUI/22/2026  
File Number: 1472653-1



24 April 2026

Cheema Farms Pty Ltd  
C/- BLUME PLANNING AND DEVELOPMENT  
PO Box 199  
ALDERLEY QLD 4051

**Attn:** David Zanker

## **INFORMATION REQUEST**

**APPLICATION NO:** MCUI/22/2026  
**PROPERTY ADDRESS:** 3850-3858 MOUNT LINDESAY HIGHWAY, PARK RIDGE QLD 4125  
**PROPERTY DESCRIPTION:** LOT 3 SL 6300  
**APPLICATION DESCRIPTION:** WAREHOUSE

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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. CRITICAL ISSUES**

- 1.1. Council Officers have critical concerns with the proposed development. The proposal does not comply with AO, PO1 and the Overall outcomes of the Emerging community zone code, as the proposed land use is not consistent with the detailed land use and infrastructure planning that has been completed. Furthermore, the proposal directly conflicts with the Settlement pattern of the Strategic framework. Council officers also do not consider there are any relevant matters that warrant support of this proposal. Council officers are not supportive of the proposal in its current form. The 'Self-Storage Catchment Analysis' submitted with the application package will be subject to peer review. Following peer review, additional information may be sought by Council.

The proposed on-site sewage disposal is also not supported. As such, servicing the site by the sewer network will be extremely challenging and will likely significantly impact on the feasibility of the proposal.

On this basis and the lack of perceived need for the proposal Council Officers recommend withdrawing the application. It recommended the Applicant consider this prior to addressing items 2.1 to 10.1 below.

*Further advice:*

*There are two existing approvals over the site (MCUC/55216/1990 – LNC0046 – Registration of existing lawful non-confirming use "Sawmill" and MCUI/54553/1990 – LTP0710 Extension to Registration of existing lawful non-confirming use "Sawmill") which Council records indicates as received on 12/01/1988 and approved on 15 March 1988. As the historic*

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*approval was for a Sawmill use, it is considered that there are no existing use rights to operate a Warehouse.*

## **2. INFRASTRUCTURE PLANNING – EXTRA PAYMENT CONDITIONS**

- 2.1. 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.
- 2.2. The Applicant will be required to undertake all frontage works along the full extent of the proposed site frontage to Mount Lindesay Highway, including footpath construction and any required verge upgrades.
- 2.3. The applicant is required to undertake a review of the surrounding road network and identify any opportunities for improvements or upgrades relevant to the scope of the proposal and potential impacts. This may need to be informed by a traffic impact assessment (TIA) and is subject to further negotiation with Council Officers.
- 2.4. Trunk Sewer infrastructure and potentially trunk water infrastructure will be required to service the proposed development. Council requires the following information:
  - 2.4.1. A water network detailed planning study, including options analysis, to find the most prudent and efficient servicing solution for the site and, most critically, the broader water network. This report is to be prepared by a Registered Professional Engineer of Queensland (RPEQ) and must demonstrate that the proposed development is able to be serviced by trunk infrastructure to the desired standards of service in the Local Government Infrastructure Plan and in compliance with the design and construction requirements in Planning Scheme Policy 5 – Infrastructure. This study shall determine the preferred size and location of the water infrastructure. This Report will:
    - 2.4.1.1. Determine if trunk water infrastructure is required, or if the development is to be serviced by non-trunk (reticulation) infrastructure;
    - 2.4.1.2. Identify the required easement/land acquisitions;
    - 2.4.1.3. Confirm the DMA boundaries;
    - 2.4.1.4. Confirm the location of necessary water supply facilities e.g., DMA feed;
    - 2.4.1.5. Identify future planned road widening related to the necessary infrastructure; and
    - 2.4.1.6. Identify any proposed temporary infrastructure.
  - 2.4.2. A sewer network planning study, including options analysis, to find the most prudent and efficient servicing solution for the site and, most critically, the ultimate sewer catchment. This report is to be prepared by a Registered Professional Engineer of Queensland (RPEQ) which demonstrates that the proposed development is able to be serviced by trunk infrastructure to the desired standards of service in the Local Government Infrastructure Plan and in compliance with the design and construction requirements in Planning Scheme Policy 5 – Infrastructure. This report will:

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- 2.4.2.1. Determine if trunk sewer infrastructure is required, or if the development will be serviced by non-trunk (reticulation) infrastructure;
  - 2.4.2.2. Identify the sewer servicing strategy for the ultimate sewer catchment;
  - 2.4.2.3. Identify the required easement/land acquisitions;
  - 2.4.2.4. Provide conceptual plans and long-sections to demonstrate the control of the ultimate sewer catchment;
  - 2.4.2.5. Detail the geometry and proposed sewer main dimensions/sizes;
  - 2.4.2.6. Identify future planned road widening related to the necessary infrastructure; and
  - 2.4.2.7. Identify any proposed temporary infrastructure.
- 2.4.3. A design to determine the details of the preferred trunk infrastructure. The design needs to be of sufficient detail to inform the cost of the trunk infrastructure and any potential infrastructure agreement.
  - 2.4.4. A cost estimate of the infrastructure using the above-mentioned design to inform the value of the trunk infrastructure to be referenced in the extra payment condition. This cost estimate will need to provide reasonable certainty as to the cost of the infrastructure.
  - 2.4.5. Alternatively, Logan Water is prepared to provide the scope, costs and timeline to complete each step for the applicant as outlined above upon payment of an agreeable fee. Only after each step above is completed will Logan Water be in a position to provide a scope, costs and timeline to complete the following step.
  - 2.4.6. The above information needs to be prepared in accordance with the SEQ Code Water Supply and Sewerage Design and Construction Code and needs to have strong regard to the sewer and water network planning principles within the Code to ensure that trunk infrastructure required to service this development services the community's and the broader catchment's best interest.
  - 2.4.7. The above-mentioned studies shall include but not necessarily be limited to the below:
    - 2.4.7.1. Identify the relevant area to be serviced by trunk infrastructure for each development infrastructure network which is to include the development land as well as the rest of the area serviced by the trunk infrastructure (relevant service area);
    - 2.4.7.2. Review any previous infrastructure planning reports prepared for the relevant service area for each development infrastructure network;
    - 2.4.7.3. Identify any constraints and opportunities for the trunk infrastructure to service the relevant service area;
    - 2.4.7.4. Identify the projected population and demand for trunk infrastructure within the relevant service area;
    - 2.4.7.5. Identify the alignment of other proposed infrastructure within the relevant service area which may affect the delivery of trunk infrastructure;
    - 2.4.7.6. Prepare a shortlist of the options for the trunk infrastructure which is necessary to service the development and the rest of the relevant service area;

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- 2.4.7.7. Identify the sizing and timing of the shortlisted options for trunk infrastructure to service the development and the rest of the relevant service area;
  - 2.4.7.8. Identify any temporary or permanent infrastructure which is:
    - 2.4.7.8.1 required to ensure the safe or efficient operation of infrastructure needed to service the development; and
    - 2.4.7.8.2 made necessary by the development;
  - 2.4.7.9. Assess the feasibility of the shortlisted options for trunk infrastructure and temporary infrastructure to service the development and the rest of the relevant service area based on preliminary reporting including:
    - 2.4.7.9.1 ecological / environmental survey;
    - 2.4.7.9.2 flood study;
    - 2.4.7.9.3 cultural heritage assessment;
    - 2.4.7.9.4 land acquisition assessment;
    - 2.4.7.9.5 community impact assessment; and
    - 2.4.7.9.6 constructability and operational assessment;
  - 2.4.7.10. Prepare an estimate of the establishment cost of the shortlisted options for the trunk infrastructure necessary to service the development and the rest of the relevant service area;
  - 2.4.7.11. Prepare an estimate of the establishment cost of any temporary infrastructure, including the decommissioning, removal and rehabilitation costs of the temporary infrastructure;
  - 2.4.7.12. Prepare an estimate of the maintenance and operating costs for up to 5 years of the trunk infrastructure and temporary infrastructure;
  - 2.4.7.13. Undertake a net present value (NPV) assessment of the shortlisted options;
  - 2.4.7.14. Determine the financial implications for the various servicing options (eg bring forward or deferral of infrastructure works, increase or reduction in operational and maintenance costs);
  - 2.4.7.15. Identify non-cost impacts of each option including technical performance, environmental, community and property impacts and risk (operational and construction phases);
  - 2.4.7.16. Prior to the design of the infrastructure, complete a Multi Criteria Analysis (MCA) to determine which option should proceed to the design phase.

Further advice:

*MCA is a decision-making tool that uses a 'non-monetary' evaluation to compare options in a structured and transparent manner. The purpose of MCA is to differentiate and evaluate options systematically using a set of agreed assessment (or evaluation) criteria. MCA often is used to support Cost Benefit Analysis (CBA) when some or all of the project benefits are not able to be monetised.*

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- 2.4.7.17. Develop a design for the preferred trunk infrastructure and temporary infrastructure (30% design) based on the preferred outcome of the concept analysis and feasibility study;
- 2.4.7.18. Confirm the proposed construction techniques for the preferred trunk infrastructure and temporary infrastructure;
- 2.4.7.19. Identify the land and tenure required for the preferred trunk infrastructure and temporary infrastructure;
- 2.4.7.20. Undertake and report on site investigations for the preferred trunk infrastructure and temporary infrastructure based on detailed reporting including:
- 2.4.7.20.1 ecological / environmental survey;
  - 2.4.7.20.2 flood study;
  - 2.4.7.20.3 cultural heritage assessment;
  - 2.4.7.20.4 land acquisition assessment;
  - 2.4.7.20.5 community impact assessment; and
  - 2.4.7.20.6 constructability and operational assessment;
- 2.4.7.21. Prepare a first principles estimate of the establishment cost of the preferred trunk infrastructure and temporary infrastructure and a land valuation (using the before and after valuation method) of the land required for the infrastructure. The establishment cost of any temporary infrastructure is to include the decommissioning, removal and rehabilitation costs of the temporary infrastructure;
- 2.4.7.22. Prepare a first principles estimate of the maintenance and operating costs for up to 5 years of the trunk infrastructure and temporary infrastructure; and
- 2.4.7.23. Update all technical reports, documents and plans to reflect the determinations, designs and land tenure agreed to under the Infrastructure Planning Report.

Further advice:

1. *Logan Water may provide considerably more details via separate correspondence regarding the above to clearly communicate what is expected to adequately satisfy Logan Water's requirements. This document shall also contemplate required information regarding potential temporary non-trunk infrastructure.*
2. *It is noted that the submitted documentation in the development application proposed to utilise potential infrastructure proposed as part of other nearby developments. Council has no certainty as to whether this development will happen or when it will happen. As such, any servicing solution required for this development cannot depend on infrastructure which is yet to be constructed. Nevertheless, developers reserve the right to collaborate with each other for cost-sharing arrangements to ensure that infrastructure is provided in a cost-effective and well-sequenced manner.*
3. *If any infrastructure is required to traverse third-party lands, owner's consent must be provided for that infrastructure and any associated easements within third-party lands. Please see the form attached which is to be completed and provided to Council for any other property owner impacted by sewer and water works for this proposed development.*

4. For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 3412 4004. Alternatively, you may send an email enquiry to [waterda@logan.qld.gov.au](mailto:waterda@logan.qld.gov.au). In order to facilitate efficient customer service please quote the application number and address of the property concerned to the customer service officer or within the subject line of the email. Water Development Services will respond to your enquiry within 48 hours.

### 3. PLANNING

#### General

- 3.1. Provide a full assessment against Part 3 Strategic Framework of the Logan Planning Scheme 2015.

#### Proposed Plans of Development

- 3.2. Provide amended plans that demonstrate a high quality, attractive and functional built form consistent with the requirements of the Design, place making and amenity theme of Strategic Framework, specifically Element - Design and place making (3.11.2) to provide a built form that:
- 3.2.1. is of appropriate height, bulk, scale and mass, and has an appropriate relationship with the road and surrounding area, which is intended for future residential development as per Council's planning;
  - 3.2.2. that addresses roads through the height, bulk, scale, frontages and entrances of buildings; and
  - 3.2.3. incorporates detailed design measures that create an attractive visual aesthetic, compatible and commensurate with residential development. Articulated facades that provide visual interest and minimise vast long blank walls are to be considered.

Further advice:

*It is noted that the proposed development does not comply with the building height requirements outlined in AO2 and PO2 of the Emerging community zone code. Furthermore, the proposed development does not comply with the boundary clearance requirements outlined in AO3 and PO3. The proposed building height and boundary clearances are not compatible or consistent with the desired urban purpose character. Additionally, the proposed development cannot comply with the Overall outcomes, as the design of the built form is not consistent with the detailed land use and infrastructure planning that has been undertaken for the area, as this site and surrounding area is planned for residential development. The planned built form is significantly inconsistent with the planned residential character of the area.*

- 3.3. Provide a breakdown of the Gross Floor Area (GFA) for each building and floor level within the buildings, where multiple levels are proposed.
- 3.4. Provide amended floor plans which indicate the total number of storage units proposed.

Further advice:

*The Ground Floor Plans provided in the Planning Assessment Report reflect a higher level of detail than the Ground Floor Plans provided in the plan package. Additionally, the Level 1 and Level 2 Floor Plans in the plan package do not indicate the storage units proposed over these floors.*

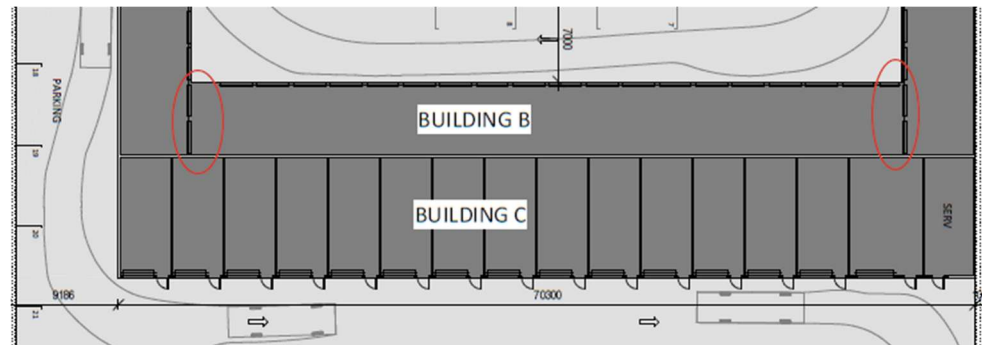
- 3.5. Confirm the total number of employees on-site at any one time.
- 3.6. Confirm if mini-storage units are proposed solely within Building A and provide the layout for these units.

Further advice:

*If it is determined that the proposal does not constitute a mini-storage establishment, a higher car parking rate will apply (1 space per 100m<sup>2</sup> of GFA). In this instance, further information may be requested in regard to the car parking rate once a response is provided to this item.*

- 3.7. Provide an amended plan showing the location of all individual units within proposed Building B.
- 3.8. Confirm how access to the below storage units (circled in red on *Figure 1*) will be facilitated, as it does not appear that access can be obtained unless accessed from another storage unit.

*Figure 1*



### Structure Plan

- 3.9. Provide a detailed Structure Plan that includes the following information:
  - 3.9.1. The boundary of the Structure Plan is to be based on relevant catchments for the full range of infrastructure networks (stormwater, water supply, wastewater, parks, roads);
  - 3.9.2. Preferred land uses. This includes, a context plan showing key land uses, particularly residential (including densities and yield), indicative retail locations, employment opportunities, community facilities etc.;
  - 3.9.3. Consideration of the detailed land use and infrastructure planning undertaken as well as how adjoining lots will develop in accordance with their envisioned land use;
  - 3.9.4. A precinct wide approach to separation/buffering of land uses considering visual amenity, emissions and reverse amenity. Consider the need for acoustic barriers, fencing and landscaped barriers on the periphery of the precinct and the interaction with the road network etc.;
  - 3.9.5. Movement network and proposals for the overall road network hierarchy including indicative roads as well as key links for walking and cycling. This can be similar to the current format and level of detail in General Planning Layouts. The minimum width for a pedestrian pathway is 10 metres;
  - 3.9.6. Specific regard should be had to integration of the road layout with the immediate adjoining sites. The structure plan will need to demonstrate a cohesive and connected road layout can be provided within the locality of the subject site; and
  - 3.9.7. Environmental constraints and how key environmental areas should be protected and managed.

#### 4. CONCEPT LANDSCAPE PLAN

- 4.1. Amend the submitted concept landscape plan to include:
- 4.1.1. an indicative section detail of the landscape screening for the rear boundary, to demonstrate how the proposed landscaping will integrate with the proposed stormwater swale in accordance with PO1h. and i. of the Landscape code, and provide a softened appearance of the built form to the adjoining neighbour.
  - 4.1.2. an indicative design of the proposed acoustic fence for the rear boundary that will enhance visual amenity for the adjoining neighbour and allow proposed landscape screening to soften the appearance of any acoustic fence.

#### 5. BIODIVERSITY MANAGEMENT AREA

- 5.1. Provide an assessment against the provisions of the Biodiversity areas overlay code.

Further advice:

*The site is mapped within the Secondary vegetation management area of the Biodiversity areas overlay. The proposed earthworks are likely to require removal of trees onsite. The Biodiversity areas overlay code must be addressed to be able to assess any proposed removal of native vegetation. Where exemptions may be applicable, this should also be included in the information response.*

- 5.2. Provide details identifying the quantity, size and species of native trees and/or native habitat trees proposed to be removed and/or impacted that considers the total extent of works.
- 5.3. Demonstrate how the proposed development achieves a net gain of native trees and/or native habitat trees by agreeing to the payment of a monetary contribution in accordance with Planning Scheme Policy 3 of the Logan Planning Scheme 2015.

Further advice:

*The subject site does not appear to have sufficient space to provide an environmental offset through onsite restoration that would be protected in perpetuity, therefore a financial settlement offset is required to achieve compliance with Acceptable Outcome (AO)3 of the Biodiversity areas overlay code.*

- 5.4. Provide GIS point source data of individual native trees and native habitat trees proposed to be removed and retained (where applicable) including supporting attribute data reflecting tree particulars as outlined in the tree schedule.

Further advice:

*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.*

- 5.5. Provide an Arborist Report (prepared by a minimum AQF Level 5 Arborist in accordance with AS 4970-2009 and Part 2, s2.2.8 of Planning Scheme Policy 5 – Infrastructure) that demonstrates native trees and/or native habitat trees on neighbouring properties to the north (Lot 1 SL7165) and east (Lot 13 RP131003) will not be impacted upon;
- 5.6. If proposed works are anticipated to impact Tree Protection Zones on adjoining lots (Lot 1 SL7165 and Lot 13 RP131003), provide a letter from the landowner giving support.

Further advice:

*The submitted preliminary earthworks plan shows trees may be impacted outside the boundaries of the subject site. If proposed works are anticipated to impact Tree Protection zones only, landowners' support is required.*

- **Native habitat tree** is defined as a tree, whether dead or alive, that is indigenous to Australia and which has a trunk circumference of 220 cm or more measured at 1.3 metres above ground level or contains a hollow.

## 6. ACCESS AND PARKING

- 6.1. Amend proposed plans to show the dimensions of all parking aisles and circulation roadways. Amend the southern parking aisle to be a minimum of 6.5 metres in width, consistent with Table 9.4.7.3.2 of the Servicing, access and parking code.
- 6.2. Amend proposed plans to show the length of proposed parallel parking spaces, demonstrating compliance with Australian Standard 2890.1 – Parking Facilities – Off street parking.
- 6.3. Provide swept path diagrams certified by a suitably qualified Registered Professional Engineer of Queensland, demonstrating that a heavy rigid vehicle (per Table 9.4.7.3.5 of the Servicing, access and parking code) can circulate throughout the site and can enter and exit in a forward gear.

## 7. STORMWATER QUALITY

- 7.1. Provide a catchment plan to show the roof, road and ground impervious (driveways, car parking areas, footpaths, etc.), ground pervious (landscaping areas, etc.) areas, and the exact location of the proposed proprietary devices with the stormwater flow directions to confirm that all the catchments have been included in the MUSIC model.
- 7.2. Confirm that:
  - 7.2.1. The rainfall-runoff properties used in the MUSIC model are consistent with the MUSIC modelling guidelines; and;
  - 7.2.2. The pollutant export parameters used in the MUSIC model are consistent with the MUSIC modelling guidelines.
- 7.3. Confirm that all the Proprietary Stormwater Treatment Products are modelled in accordance with the verified methods outlined in the Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP) verification certificates.
- 7.4. Provide a copy of the MUSIC model used to assess the effectiveness of the proposed proprietary devices and swale. (email: [Development@logan.qld.gov.au](mailto:Development@logan.qld.gov.au)).

## 8. ACOUSTIC INFORMATION

- 8.1. Provide to Council a noise assessment report to demonstrate compliance with Planning scheme policy 3—Environmental management 3.2 Emission and immission standards Logan Planning Scheme 2015. The report must include:
  - 8.1.1. Measured background noise levels of the surrounding area in accordance with the EPA Noise Measurement Manual 2000. The background noise levels require measurement during the expected hours of operation (a minimum 72-hour period which must be calibrated/correlated with appropriate on-site noise monitoring observations/samples and include separate weekend monitoring if the proposed use is to be over this period); and
  - 8.1.2. Detailed information on the potential noise impacts and sources associated with the proposed development (e.g. proposed operating hours, noise from vehicle movements (including any heavy vehicles), car park use, noise from plant, equipment etc). Include details of anticipated noise levels and when applicable, the adjustments for tonality and/or impulsiveness. Include all calculations in the report; and

- 8.1.3. The site layout and how noise impacts can be addressed through site design. Include any noise attenuation measures to eliminate and/or minimize noise impacts.

## 9. SEWER

- 9.1. The development site is located within Council's LGIP sewer servicing area and the planned future urban footprint. Therefore, the proposed on-site sewage disposal is **not** supported. The applicant shall provide a sewerage concept schematic plan demonstrating the intended servicing for the proposed development making provision for the following:
- 9.1.1. Nominated connection point;
  - 9.1.2. The accurate location of any existing sewerage infrastructure relevant to the site;
  - 9.1.3. Any sewerage infrastructure to be decommissioned or relocated to service the development;
  - 9.1.4. Any sewerage infrastructure external to the development site required to provide connection to the existing sewerage network;
  - 9.1.5. The provision of suitable points of connection for any upstream and/or adjacent properties;
  - 9.1.6. Any easements required over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code); and
  - 9.1.7. Ensuring all lot servicing requirements are met.

## 10. WATER

- 10.1. Submit a water supply analysis report to Council for approval to ensure that the proposed internal water reticulation meets Council's Desired Standards of Service (DSOS). The water analysis report is required to demonstrate that the development can be adequately serviced and comply with Council's requirements through compliance with the SEQ Codes and must include a water reticulation schematic plan detailing sizes of any proposed water mains.

Further advice:

1. *The proposed development will require 30L/s fire flow. The existing water infrastructure servicing the site is a 100mm water main, which could require upgrade augmentations to the water supply network to attain the required 30L/s.*
2. *Contact Council's Water Development Services Program on 3412 4504 or [waterda@logan.qld.gov.au](mailto:waterda@logan.qld.gov.au) for further information regarding modelling requirements and the provision of hydraulic models and relevant information to undertake any analysis.*

## 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

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- (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](mailto:development@logan.qld.gov.au).

Yours faithfully

Jessica Binch  
Acting Planning Assessment Coordinator  
Planning Assessment and Technical Services