

27 July 2026

Chief Executive Officer
 C/- Senior Planning Officer
 Logan City Council
 PO Box 3226
 Logan City DC QLD 4114

Attention: Angus Watson-Brown

**RE: INFORMATION RESPONSE TO COUNCIL
 17 ELM AVENUE, WOODRIDGE QLD 4114
 MATERIAL CHANGE OF USE – DUAL OCCUPANCY – MCUI/25/2026**

Dear Angus,

This letter has been prepared in response to the information request dated 28th of April 2026 from Senior Planning Officer Angus Watson-Brown. Please refer to the table below for vdM's responses to the applicable civil engineering related items.

	RFI Item	vdM Response
2.1 General Information		
2.1	Provide a code assessment response for the Infrastructure, Servicing, access & parking, and Filling & Excavation codes in accordance with Table 5.5.5.1 – Material change of use - Low density residential zone.	Refer to the code assessment response by Olearia Town Planning.
2.2 Stormwater - Provide a concept stormwater management plan prepared by an RPEQ incorporating the following information		
2.2.1	A drainage system combined with a pipe and an overland flow path to capture and convey the existing northern external flows to the lawful point of discharge, being Elm Avenue.	Refer to SK02 Post-Developed Catchment Plan which proposes a combined pipe and swale to capture the external northern flows to the lawful point of discharge being the existing gully pit in Elm Avenue.
2.2.2	Demonstrate adequate capacity and public safety in terms of velocity and D:V ratio for the overland flow path supported with hydraulic calculation.	Refer to SK02 for the flow calculations for the proposed swale. Velocity and DV ratio are within acceptable levels as per QUDM Table 7.4.4 and Table 7.11.1. The proposed building FFL will be set 300mm above the Q100 water level for freeboard requirements.
2.2.3	If a retaining wall is proposed along the northern and/or western boundary, demonstrate how the overland flow path interfaces with the retaining walls.	Not applicable. No retaining walls are required at the boundary.
2.2.4	Pre and post-development catchment plans, including internal and external catchments.	Refer to SK01 and SK02 drawings for pre and post-development catchment plans which

	<i>Advice Note: A significant external catchment flow contributes to the site from the north. This flow will be blocked due to the proposed dwellings, and in particular as a result of the proposed build to the western boundary. This may create water ponding and a drainage nuisance to the property to the west. Note that building to the western boundary will not be supported, as an overland flow path is required.</i>	shows the internal and external catchments.
2.3	Provide concept earthwork plans clearly displaying areas of proposed cut and fill (maximum batter slope of 1:4), including the full extents of proposed retaining walls. If retaining walls are proposed then submit typical scaled cross sections displaying the existing topography, proposed finished levels, maximum height of the retaining walls, batter slopes, and clearances to services, bridging details, property boundaries, and demonstrating the retaining walls and footing are contained wholly within the subject site and that the earthworks proposed does not affect the overland flow from/to adjoining properties.	Not applicable. No retaining walls or bulk earthworks are required at the boundary.
3. WATER DEVELOPMENT SERVICES Building Over / Near Council Sewer Infrastructure the submitted application material does not adequately demonstrate compliance with the Queensland Development Code (QDC) MP 1.4 – Building over or near relevant infrastructure. The current plans indicate that part of the proposed building footprint is located over existing Council sewer infrastructure. Logan Water does not support development over sewer assets. 3.1 Submit amended plans that clearly and accurately:		
3.1.1	Identify and label the precise location of all existing Council sewer infrastructure within and adjacent to the site, including the sewer Property Connection (PC).	Refer to SK03 which shows the surveyed location of the sewer main traversing the site including the existing PC.
3.1.2	Show the proposed building footprint and all structural elements (footings, slabs, columns, and beams).	Refer to SK03 for the proposed building footprint. While the structural design will be finalised following DA approval, a strip footing has been assumed along the building perimeter for assessment purposes. This demonstrates that the proposed footing does not encroach into the zone of influence of the existing sewer main.
3.1.3	Demonstrate that no part of the building or any structural element is located over or within the required clearance zones of existing sewer infrastructure, in accordance with QDC MP 1.4 Acceptable Solutions	Refer to SK03, which demonstrates that no part of the proposed building footprint or structural elements are located over, or within the zone of influence of, the existing sewer main.

	<i>Advice Note: Logan Water does not support building over sewer infrastructure. Where compliance cannot be achieved, the proposal must be revised by either relocating or diverting the sewer infrastructure clear of the building footprint; or modifying the building footprint to be entirely clear of the sewer infrastructure.</i>	
Compliance Statement		
3.2 Submit a written compliance statement demonstrating how the proposal satisfies QDC MP 1.4 including:		
3.2.1	No adverse impact on the operation or structural integrity of sewer infrastructure.	Refer to SK03 and RPEQ Compliance Statement.
3.2.2	No building loads imposed on sewer infrastructure.	Refer to SK03 and RPEQ Compliance Statement.
3.2.3	Provision for unrestricted maintenance, repair, replacement, or failure response.	Refer to SK03 and RPEQ Compliance Statement.
3.2.4	Unobstructed access above and around the sewer infrastructure for inspection and maintenance.	Refer to SK03 and RPEQ Compliance Statement.

Please reach out for any further information or to discuss any of the above items.

Yours faithfully
van der Meer Consulting



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