

Your Reference: 2026\_ELM  
Enquiry Phone: Customer Service 07 3412 5269  
Property Key: 195528  
Document Number: 19393695  
Please Quote: MCUI/25/2026  
File Number: 1470749-1



28 April 2026

Ahcn Assets Pty Ltd (Trustee)  
C/- OLEARIA TOWN PLANNING  
PO Box 6406  
MITCHELTON QLD 4053

Dear Sir/Madam

## **INFORMATION REQUEST**

**APPLICATION NO:** MCUI/25/2026  
**PROPERTY ADDRESS:** 17 ELM AVENUE, WOODRIDGE QLD 4114  
**PROPERTY DESCRIPTION:** LOT 104 RP 109937  
**APPLICATION DESCRIPTION:**  
• **MATERIAL CHANGE OF USE - DUAL OCCUPANCY**

---

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. GENERAL**

- 1.1. Provide amended plans illustrating the 9x9 truncation. No part of the building is to be located within the truncation.

### **2. ENGINEERING**

#### **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.

#### **Stormwater Management**

- 2.2. 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;
  - 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;
  - 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;
  - 2.2.4. pre and post-development catchment plans, including internal and external catchments.

*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.*

### **Earthwork**

- 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.

## **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).
  - 3.1.2. Show the proposed building footprint and all structural elements (footings, slabs, columns, and beams).
  - 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

*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.*

### **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.
  - 3.2.2. No building loads imposed on sewer infrastructure.
  - 3.2.3. Provision for unrestricted maintenance, repair, replacement, or failure response.
  - 3.2.4. Unobstructed access above and around the sewer infrastructure for inspection and maintenance.

*Advice Note: The compliance response must be supported by RPEQ certified engineering plans and relevant engineering & servicing information consistent with MP 1.4 Acceptable Solutions.*

**4. 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.

**5. 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.

**6. 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 **Scott Hall** on **(07) 3412 5269** or via email on [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au).

Yours faithfully,

Angus Watson-Brown  
A/Senior Planning Officer  
Planning Assessment and Technical Services