

Your Reference: Q26103
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 201687
Document Number: 19536981/MILNEC
Please Quote: MCUI/35/2026
File Number: TBC
1478502-1



25 June 2026

Italy One Pty Ltd
C/- ZONE PLANNING QLD
PO Box 3805
BURLEIGH HEADS QLD 4220

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/35/2026
PROPERTY ADDRESS: 38 TIMOR AVENUE, LOGANHOLME QLD 4129
PROPERTY DESCRIPTION: LOT 297 RP 118026
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - MULTIPLE DWELLING (TOWNHOUSE X 11)**

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. TOWN PLANNING

Boundary clearance

- 1.1. Confirm that the reduced road boundary clearance of 3.52m, as measured to Outermost Projection (OMP) (being the front unit), relates only to the eave of the building.

Further advice:

'Master Plan – Roof Plan' Rev A, dated May 2026 measures 3.52m from the OMP to the road boundary.

Landscape screening

- 1.2. In conjunction with item 1.10, provide plans that illustrate a landscape buffer that is a minimum of 1m-in-width internal to the site along its frontage to Timor Avenue, except where interrupted by vehicle and pedestrian crossovers.
- 1.2.1. The landscape buffer is to incorporate deep planting that can be maintained to a maximum mature height of approximately 1.2m. A height of 1.2m is required to ensure Crime Prevention Through Environmental Design (CPTED) principles are achieved as they relate to the refuse storage area.

Further advice:

It is noted that in accordance with items 1.10 and 3.2.2, the provision of 3 visitor parking spaces and 1 turn-around bay, may result in a reduction to the landscaped area between the Timor Avenue boundary and the refuse storage area. However, a minimum width of 1m is required to be maintained for landscaping. In this area.

The landscape buffer to Timor Avenue is required to ensure adequate screening to the refuse storage area, and to achieve a high quality, softened visual presentation of the development to the street. A height of 1.2m is required to ensure Crime Prevention Through Environmental Design (CPTED) principles are achieved as they relate to the refuse storage area.

Building Design

- 1.3. Submit amended proposed plans of development that incorporate:

1.3.1. Sun protection devices such as sunhoods, over windows.

Further advice:

The incorporation of sunhoods will further contribute to the articulation/detail of the building's design and increase its climate and weather responsiveness.

Communal Open Space & Parks

- 1.4. Submit a contextual analysis plan analysing accessibility of parks within the walkable catchment of the site and the embellishments and recreation opportunities associated with each.
- 1.5. Provide an assessment against PO8 of the Multiple dwelling, rooming accommodation and Short-term accommodation code that specifically addresses how the development achieves each sub-point.
- 1.6. Provide amended proposed plans of development that incorporate both passive and active recreation opportunities with the Communal Open Space area.

Parking and Access

- 1.7. Provide an assessment against AO/PO1 of the Servicing, access and parking code.

Further advice:

Where a pick up/set down area is not proposed in accordance with the requirements of AO1 for a Multiple dwelling use, provide justification against the Performance outcome.

- 1.8. Identify on the plans of development the location of the proposed visitor bicycle parking.
- 1.9. Address and rectify the inconsistency between the architectural plans, landscape plans, and civil plans, as it relates to the provision of visitor parking, and:
- 1.9.1. In conjunction with Item 3.2.2, ensure a minimum of 3 visitor parking spaces are maintained at all times in addition to the required turn-around bay.

Further advice:

It is noted that the architectural plans identify 3 visitor parking spaces whereas the civil plans identify 4.

2. STORMWATER QUALITY

- 2.1. As the proposed development involves a material change of use on a premises within the Loganholme Local Plan Area, the Stormwater quality management design objective must be achieved (refer to Section 6.2.5 Planning scheme policy 5-Infrastructure 3.6.1.4). Provide a Conceptual site-based stormwater management plan or deemed to comply solution in accordance with Section 6.2.5 Planning scheme policy 5 – Infrastructure to demonstrate how the proposed development will achieve the stormwater quality design objective.

Alternatively, a monetary contribution for stormwater quality in lieu of on-site treatment is available to comply with the stormwater quality design objective. This is administered via an infrastructure agreement provided by Council. Confirm if a monetary contribution is sought.

3. DEVELOPMENT ENGINEERING

Stormwater

- 3.1. Amend the Stormwater Management Plan in accordance with Council's Planning Scheme and policies, and QUDM, as follows:
- 3.1.1. Clarify if the references to Coral Avenue should be amended to Timor Avenue.
Further advice:
There are references to Coral Avenue within the text of the report.
- 3.1.2. Provide the required reference on page 7.
Further advice:
Page 7 has a reference 'Error! Reference source not found' which needs to be amended.
- 3.1.3. Amend Figure 2.3 to display the full extents of the external catchment.
Further advice:
The catchment delineation displayed in Figure 2.3 does not appear to take into account the 0.5m contours further to the north which would contribute external catchment runoff, which is also apparent in Council's GIS system contours.
- 3.1.4. With reference to the item above, estimate the peak flow rates up to and including the 1% AEP event for the external catchment and demonstrate how the external catchment runoff will be collected, conveyed and discharged from the post development site.
- 3.1.5. Clarify the operational status of the downstream stormwater pipe drainage in Timor Avenue.
Further advice:
Drawing Number SK400/A is notated 'Stormwater infrastructure to be constructed under MCUI/37/2025'.
Further advice note:
Refer also to Council's operational works approval OW/68/2026.
- 3.1.6. Demonstrate there is stormwater capacity for the proposed connection of the post development subject site to the downstream stormwater pipe drainage.

Servicing

- 3.2. Amend the Traffic Impact Assessment report as follows:
- 3.2.1. Clarify the number of visitor parking spaces proposed near the site frontage and reassess the vehicle queueing space estimate.
Further advice:
Drawing Number SK100/A displays 3 visitor parking spaces whereas Drawing Number DA 3.00 Issue A (Master Plan – Ground Floor Plan) displays 2 visitor parking spaces.
- 3.2.2. Provide revised Medium Rigid Vehicle turning manoeuvres demonstrating the vehicle can enter and exit the site in a forward direction and access the loading area for Council consideration.
Further advice:

Consider the recommendation on page 7 stating "it is recommended that visitor space 04 is converted into a turnaround bay".

- 3.2.3. Provide turning manoeuvres demonstrating that a Multi-Unit Development (MUDS) Refuse Collection Vehicle can enter and exit the site in a forward direction and access the loading area.

Further advice:

Consider the recommendation on page 7 stating "it is recommended that visitor space 04 is converted into a turnaround bay".

Roadworks

- 3.3. Amend Drawing Number SK300/A as follows:
- 3.3.1. Display pavement widening to achieve a minimum 3.75 metre wide southeast-bound travel lane, measured from the existing road centreline.
- 3.3.2. Display concrete mountable (M3) kerb and channel on the resulting edge of pavement alignment.
- 3.3.3. Display tapers to existing pavement.
- 3.3.4. Display realignment of the 1.2-metre-wide pedestrian path, if required to accommodate the pavement widening.

Further advice:

Refer to Council references MCUI/37/2025 and OW/68/2026 at 36 Timor Avenue, Loganholme, for alignment matching details.

4. WATER & SEWER

Water supply

- 4.1. Update the Concept Water Layout Plan, Drawing No: SK500, Version A, to demonstrate that:
- 4.1.1. the proposed water supply property service is located at least 1.0 metre from all electrical sources and clear of existing or future driveways.
- 4.1.2. Provide a suitably sized area for the future water meter arrangement in accordance with SEQ Code Drawings SEQ WAT 1111-1, SEQ WAT 1110-10 and SEQ WAT 1110-11. The water meter must be installed at ground level, external to the building, in a location that allows unrestricted access at all times for reading, maintenance and replacement. The location must be clear of vehicle interference, vegetation, and any obstructions or hazards, including risk of vehicle strike. Where the allocated area is less than 5 m × 5 m, submit details demonstrating that the proposed arrangement meets these requirements and provides adequate clearances.

Further advice:

The purpose of this information request item is to confirm that the development application demonstrates compliance with PO2 of the Infrastructure Code, and specifically that water meter assembly is adequately protected and accessible.

Sewerage

- 4.2. Update the Concept Sewer Layout Plan, Drawing No: SK600, Version A, to demonstrate that:
- 4.2.1. the proposed sewer property connection complies with SEQ D&C Code requirements with regards to having a 1.0 metre clear zone around the proposed

sewer property connection, free from overgrown vegetation, obstructions, hazards and has unhindered access.

- 4.2.2. the proposed sewer property connection to be clear from driveways. In this regard, the proposed property connection is shown to be constructed within the concrete driveway fronting 36 Timor Avenue (connection to the existing sewer maintenance structure).
- 4.2.3. The proposed sewer property connection has been shown to come into the existing maintenance structure in an opposite direction to the direction of the wastewater flow within the sewer maintenance structure. The location of the sewer property connection may need to be relocated.
- 4.2.4. There is an existing sewer property connection servicing the development site (38 Timor Avenue - as-constructed drawing 05-00936). If this existing sewer property connection is to be utilised, then CCTV footage is to be provided to confirm the condition, and size is suitable for its reuse. If this existing sewer property connection is not planned to be used, then the decommissioning of this infrastructure should be provided on the concept servicing drawings.

5. 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.

6. 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.

Further advice:

Fees may be payable for the amendment of existing Infrastructure Agreements (Environmental or Stormwater Offset) in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.

7. 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 Council's Caroline Milne on 07 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully,

Tonnia Plail
A/Principal Planning Officer
Planning Assessment & Technical Services