

Our Ref: Q26104
Your Ref: MCUI/35/2026
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21 August 2026

The Chief Executive Officer
Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

via email: council@logan.qld.gov.au
development@logan.qld.gov.au

Dear Caroline,

RESPONSE TO ASSESSMENT MANAGER'S INFORMATION REQUEST
DEVELOPMENT ASSESSMENT RULES 2017 PART 3 S13
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR MULTIPLE DWELLING DEVELOPMENT
38 TIMOR AVENUE, LOGANHOLME
(LOT 297 RP118026)

We act on behalf of our client, Italy One Pty Ltd, regarding the abovementioned Development Application.

On 25 June 2026 an Information Request was received from the Logan City Council. Pursuant to Section 13.2 of the *Development Assessment Rules 2017*, we provide our response to this information request below.

The following information is attached in support of this response:

1. Copy of Council's Information Request dated 25 June 2026 (**Attachment 1**);
2. Revised Proposal Plans prepared by Mode Design (**Attachment 2**);
3. Civil Engineering Information Request Response prepared by Burchills Engineering Solutions (**Attachment 3**); and,
4. Traffic Technical Memorandum and Information Request Response prepared by Burchills Engineering Solutions (**Attachment 4**).

In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter and attachments constitute a response to all of the information requested. We submit that the below and attached information together with that provided with the application submission, provides sufficient information for Council to now complete its assessment and favourably determine the 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.

RESPONSE

Please refer to the Revised Proposal Plans prepared by Mode Design contained within **Attachment 2**. We confirm that the road boundary clearance is 4.01m to the garage of Unit 01 as depicted on DA3.00, with the eave being measured to 3.52m as depicted on DA3.02.

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.

RESPONSE

Please refer to the Revised Proposal Plans prepared by Mode Design contained within **Attachment 2**. We confirm a 1.0m wide landscape buffer is shown on DA3.00.



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.

RESPONSE

Please refer to the Revised Proposal Plans prepared by Mode Design contained within **Attachment 2**. Window hoods are shown on DA4.20, DA4.22, DA4.23 and DA4.25 to the first floor windows for every second unit on the south-east elevation to provide additional articulation and visual interest when viewed from the shared driveway.

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 accommodate 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.

RESPONSE

We refer to Pages 4 and 5 of the Town Planning Report which provides an overview of the site and surrounds, including the aerial image at Figure 3, which identifies the following public recreation in the surrounding area:

The site is also afforded with numerous public recreation options, with Atlantic Park on Atlantic Drive to the east, Cornubia Park Sports Centre to the north-west, adjacent to the High School, and Anakie Park on Anakie Drive all within the immediate neighbourhood. Also proximate to the site is the Venman Bushland National Park, Meadowbrook Golf Club, and Logan River Parklands.

We further add the following detail to this discussion, with the following parks within a 20 minute walkable catchment depicted in **Figure 1** overleaf:

- Peters Park – a playground and green space;
- Atlantic Park – which includes a playground and green space;
- Cornubia Adventure Park – a playground and basketball courts;
- Torres Park – a garden and green space; and,
- Cornubia Sports Centre – indoor sports and recreation, football, tennis and netball facilities.

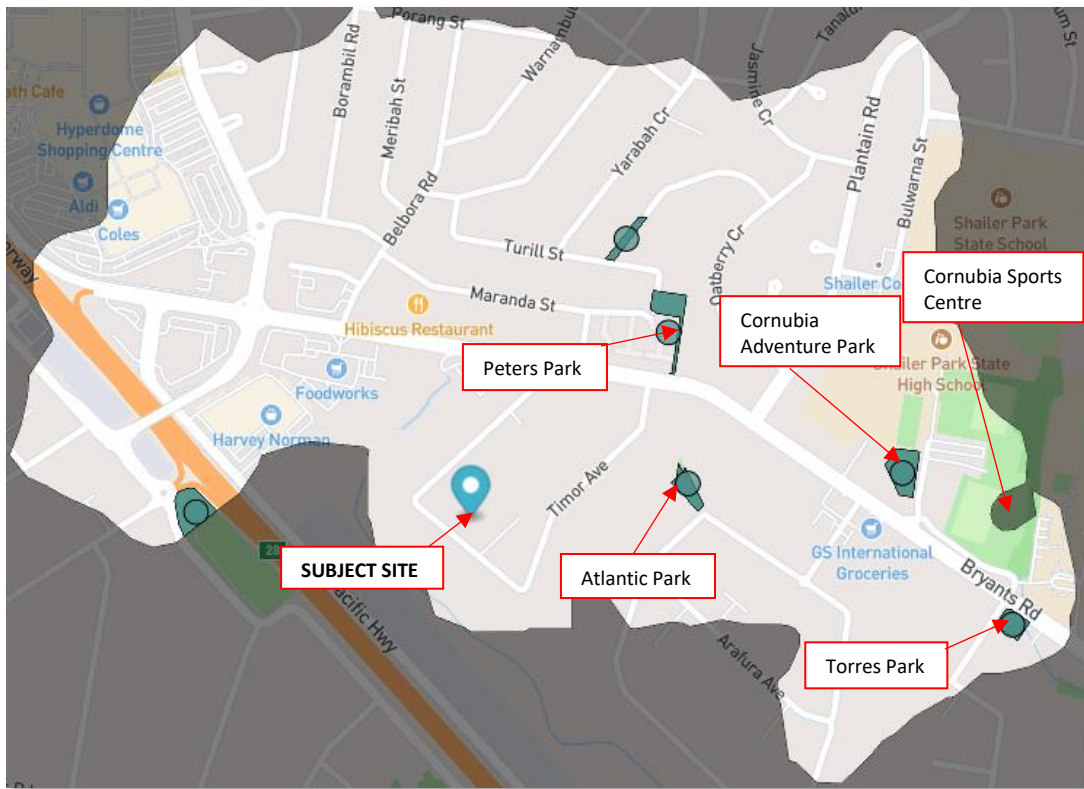


Figure 1: Parks within a 20-minute walkable catchment of 38 Timor Avenue (Source: Heart Foundation)

We note that the amount of communal open space proposed complies with the minimum requirement for the number of dwellings with less than 35m² of private open space – only the minimum dimension of 5.76m does not comply with A07 of the Multiple Dwelling, Rooming Accommodation and Short-Term Accommodation Code. We note that the communal open space complies with PO8 of the Multiple Dwelling, Rooming Accommodation and Short-Term Accommodation Code in that:

- The space is centrally located and highly accessible between the two blocks of townhouses which will provide passive surveillance from residents of the development to the communal open space.
- The space is conveniently accessed from the shared pedestrian and vehicle accessway that runs along the south-eastern boundary of the site. The furthest distance to be travelled is approximately 30 metres.
- Access is not restricted and does not include fences or any access barriers to the common property.
- The space is located at the centre point of the development site, providing convenient access to all residents.
- The space can be used for multiple passive or active purposes, noting the landscaping includes both planting and lawn areas that can be enjoyed by residents for relaxation, exercise or play (kicking a ball etc.).
- The space will have a tree at the north-western end that provides canopy shade to ensure comfort for users.
- The space will be landscaped to a high standard as per the Statement of Landscape Intent prepared by Zone Landscape Architecture and submitted in Section 4 of the development application.



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.

RESPONSE

Please refer to the revised Proposed Plans prepared by Mode Design contained within **Attachment 2** and the Traffic Technical Memorandum and IR Response prepared by Burchills Engineering Solutions contained within **Attachment 4**.

We note that the proposal does not provide a pick-up/set-down area as it is deemed not necessary given Timor Avenue's frontage provides safe pedestrian access. This is discussed further in the Traffic letter in Attachment 4.

Visitor bicycle parking spaces have been shown on the revised plans via a label within the COS area, while 3 visitor car parking spaces is confirmed.

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.



RESPONSE

Please refer to the Civil Engineering IR Response prepared by Burchills Engineering Solutions contained within **Attachment 3**. This document contains an amended Conceptual Stormwater Management Plan and a written response to this Item.

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.



RESPONSE

Please refer to the Civil Engineering IR Response prepared by Burchills Engineering Solutions contained within **Attachment 3**. This document contains an amended Conceptual Stormwater Management Plan and a written response to each sub-point of this Item.

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."

RESPONSE

Please refer to the revised Proposed Plans prepared by Mode Design contained within **Attachment 2** and the Traffic Technical Memorandum and IR Response prepared by Burchills Engineering Solutions contained within **Attachment 4**.

As mentioned above, the number of visitor car spaces for this development is confirmed as 3 visitor car spaces, and the proposal has been revised to include a turn around bay at the rear of the driveway. Swept paths and further discussion regarding on-site servicing vehicles is contained within the Traffic letter – it is Burchills professional opinion that both reverse-entry and nose in manoeuvring for a Medium Rigid Vehicle is acceptable for this site. Further, a reverse-in and forward-out manoeuvre for a rear-loading Refuse Collection Vehicle is considered acceptable for this site.



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.

RESPONSE

Please refer to the Civil Engineering IR Response prepared by Burchills Engineering Solutions contained within **Attachment 3**. This document contains Roadworks plans for frontage works along Timor Avenue, and a written response to each sub-point of this Item.

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.



RESPONSE

Please refer to the Civil Engineering IR Response prepared by Burchills Engineering Solutions contained within **Attachment 3**. This document contains revised Concept Water Layout Plans and a written response to this Item.

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.*

RESPONSE

Please refer to the Civil Engineering IR Response prepared by Burchills Engineering Solutions contained within **Attachment 3**. This document contains revised Concept Sewer Layout Plans and a written response to each sub-point of this Item.



In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter constitutes a response to all of the information requested. Therefore, we ask that the Requesting Authority (Council) proceed with the assessment of this Development Application. Public notification will also commence upon the lodgement of this Information Request response.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Andre Sultan or the undersigned on 07 5562 2303.

Yours sincerely,

David Geyer | Director
ZONE PLANNING QLD