



ATTACHMENT 3

Civil Engineering Information Request Response



Our Ref: BE260151-CIV-IRR-01
Enquiries: Sheldon Whitworth

INFORMATION REQUEST RESPONSE

Date	19 August 2026
Client	Brookmoore Building Solutions
Prepared by	Sheldon Whitworth
Reviewed by	Rod Barry
Project	38 Timor Avenue, Loganholme
Subject	Information Request Response

1. INTRODUCTION

1.1 Overview

Burchills Engineering Solutions (Burchills) have been engaged by Brookmoore Building Solutions to provide civil engineering services in relation to the proposed townhouse development located at 38 Timor Avenue, Loganholme and formally described as Lot 297 on RP118026. The subject site is located within the Logan City Council (LCC) local government area.

It is noted that the Development Application was supported by both a Civil Engineering Report and Conceptual Stormwater Management Plan report prepared by Burchills dated the 1st May 2026. Following the submission of the Development Application (**Reference:** MCUI/35/2026), LCC issued an Information Request regarding the civil and stormwater components proposed as part of the development. A copy of the LCC Information Request has been provided at **Appendix A**.

This Information Request Response has been prepared in response to relevant items included within the LCC Information Request. For ease of reference, the items raised in the LCC Information Request document have been reproduced in the following section of this report with Burchill's response following each item.

Furthermore, a copy of the revised development plans has been provided at **Appendix B**.

1.2 References

The following resources were referred to in the preparation of the response:

- Civil Engineering report (**Reference:** BE260151-RP-CER-01) prepared by Burchills
- Conceptual Stormwater Management plan (**Reference:** BE260151-RP-CSMP-01) prepared by Burchills
- Revised development plans prepared by Mode Design Corp. Pty Ltd
- Logan City Council (LCC) Planning Scheme and associated development codes
- AS3500 Plumbing and Drainage
- AS3600 Concrete Structures
- WSAA SEQ Water and Sewer Code

2. BURCHILLS RESPONSE

Item 2 – Stormwater Quality

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.

Burchills Response

The Conceptual Stormwater Management Plan has been amended to incorporate a site-based stormwater quality management strategy for the proposed development in accordance with the stormwater quality design objectives nominated by Council.

A monetary contribution in lieu of on-site stormwater quality treatment is not sought. Stormwater quality treatment will instead be provided within the development site.

The proposed treatment train has been assessed using MUSIC and comprises the following conceptual treatment measures:

- one OceanGuard inlet treatment device fitted with a 200 µm mesh bag; and
- four Tall 690 PSorb StormFilter cartridges located within a 6 m² StormFilter chamber incorporated into the proposed precast UrbanPond detention tank.

The modelled treatment performance meets or exceeds the applicable stormwater quality objectives for each assessed pollutant. The treatment train arrangement, MUSIC modelling methodology, input parameters and treatment performance are documented in Section 4 and the associated appendices of the revised Conceptual Stormwater Management Plan.

The final configuration, hydraulic loading, bypass arrangements, access requirements and maintenance provisions for the proprietary treatment devices will be confirmed during detailed design. Any equivalent alternative treatment device will be required to demonstrate pollutant reduction performance equal to or greater than that established by the approved MUSIC model.

Item 3.1 – Stormwater

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.

Burchills Response

3.1.1 — Incorrect references to Coral Avenue

The Conceptual Stormwater Management Plan has been amended throughout to replace the erroneous references to Coral Avenue with Timor Avenue.

The subject site is located at 38 Timor Avenue, Loganholme, formally described as Lot 297 on RP118026, and the proposed stormwater discharge arrangements relate to the drainage infrastructure within Timor Avenue.

This amendment is administrative in nature and does not alter the proposed stormwater management strategy.

3.1.2 — Broken reference on page 7

The broken cross-reference previously displayed on page 7 of the Conceptual Stormwater Management Plan has been corrected in Revision 02 of the report.

3.1.3 — Extent of the external catchment

Figure 2.3 of the Conceptual Stormwater Management Plan has been amended to display the full extent of the external catchment located to the north of the subject site.

The revised catchment delineation has been developed with reference to the available topographic information, including the contours extending north of the subject site identified by Council. The resulting external catchment has an area of approximately 400.87 m², equivalent to 0.040 ha.

The revised external catchment extent and its relationship to the subject site are shown on Figure 2.3 of the amended Conceptual Stormwater Management Plan.

3.1.4 — External catchment flows and management

The amended Conceptual Stormwater Management Plan includes a Rational Method assessment of the external catchment identified in response to Item 3.1.3.

The external catchment has an area of approximately 0.040 ha, is presently entirely pervious and has an adopted time of concentration of five minutes. The calculated peak flows are summarised below.

AEP event	External catchment peak flow
63% AEP	0.007 m ³ /s
39% AEP	0.009 m ³ /s
20% AEP	0.013 m ³ /s
10% AEP	0.016 m ³ /s
5% AEP	0.019 m ³ /s
2% AEP	0.025 m ³ /s
1% AEP	0.028 m ³ /s

Under the post-development arrangement, runoff entering the site from the external catchment will be intercepted by the proposed stormwater inlet pits and underground pipe drainage located along the internal access driveway adjacent to 40 Timor Avenue.

The collected runoff will be conveyed through the site drainage system and discharged to the proposed downstream stormwater infrastructure within Timor Avenue.

For rainfall events exceeding the inlet or underground drainage capacity, excess runoff will be conveyed as shallow overland flow along the proposed access driveway toward Timor Avenue. The driveway therefore forms the defined major overland flow path for the external catchment.

The detailed design will confirm:

- the inlet capacity and spacing of the proposed pits;
- the capacity and grade of the connecting pipework;
- the depth and velocity of major-event flows along the driveway;
- finished surface levels controlling the overland flow path; and
- appropriate freeboard to townhouse floor levels, garages and adjoining properties.

The updated assessment demonstrates that the 1% AEP external catchment discharge is approximately 0.028 m³/s and identifies the proposed minor and major drainage arrangements for conveying this runoff through the developed site.

3.1.5 — Operational status of the downstream drainage

The proposed development is intended to connect to the new underground stormwater drainage infrastructure approved for the adjoining development on Lot 298 on RP118026 under Council reference OW/68/2026.

Council's Operational Works Decision Notice for OW/68/2026 was issued on 29 May 2026. Based on the information currently available, the approved stormwater infrastructure has not yet been constructed and is therefore not presently operational.

Accordingly, the proposed stormwater connection from 38 Timor Avenue is dependent upon the downstream infrastructure approved under OW/68/2026 being:

- 1) constructed in accordance with the approved drawings;
- 2) inspected and certified;
- 3) made operational and available for connection; and
- 4) accepted by Council to the extent required under the relevant approval conditions.

The stormwater outlet from the subject development will not be commissioned until the downstream infrastructure has been completed and is lawfully available to receive flows from the subject site.

This dependency will be identified on the detailed civil engineering drawings and addressed through the construction sequencing for the proposed development.

3.1.6 — Capacity of the downstream drainage

Section 3.2.1 of the Conceptual Stormwater Management Plan has been amended to assess the capacity of the proposed downstream stormwater drainage connection and demonstrates that the proposed development will achieve a non-worsening stormwater discharge outcome for all assessed design events up to and including the 1% AEP event.

The DRAINS modelling confirms that the proposed on-site detention system will limit the post-development peak discharge from the subject site to no greater than the corresponding pre-development peak discharge.

Under the existing condition, the subject site does not have a formal underground stormwater connection. Roof runoff is discharged through a kerb adaptor, while runoff from the balance of the site drains as overland flow to the kerb and channel within Timor Avenue. This runoff is subsequently conveyed downstream by the existing road drainage system.

The proposed connection therefore does not introduce runoff from a new catchment to the Timor Avenue drainage system. The subject-site catchment already contributes runoff to Timor Avenue under the existing condition. The proposed works formalise the method of collection and conveyance and reduce the uncontrolled discharge of surface runoff to the kerb and channel.

The amended conceptual stormwater management plan has been included as attachment C.

Item 3.3 - Roadworks

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.

Burchills Response

Roadworks plans have been provided with the revised application material demonstrating the proposed frontage works along Timor Avenue.

The proposed road widening has been designed to replicate and continue the frontage roadworks approved for the adjoining development at 36 Timor Avenue under Council references MCUI/37/2025 and OW/68/2026. This provides a consistent pavement, kerb and channel, and pedestrian path arrangement across the adjoining development frontages.

The submitted roadworks plans demonstrate the following:

3.3.1 Pavement widening has been provided to achieve a minimum 3.75 m wide southeast-bound traffic lane, measured from the existing Timor Avenue Road centreline to the proposed kerb face.

3.3.2 A new concrete mountable M3 kerb and channel has been provided along the resulting edge of pavement and aligned with the approved kerb and channel arrangement for 36 Timor Avenue.

3.3.3 Appropriate pavement tapers and tie-ins to the existing Timor Avenue pavement have been provided at the limits of the frontage works. The proposed transitions provide a smooth continuation between the existing and widened pavement without abrupt changes in traffic lane alignment.

3.3.4 The existing 1.2 m wide pedestrian path has been realigned where necessary to accommodate the pavement widening and maintain a continuous and unobstructed pedestrian route along the development frontage.

The proposed works have been coordinated with the approved frontage works at 36 Timor Avenue to provide compatible pavement, kerb and channel, pedestrian path and longitudinal drainage alignments at the common boundary.

Item 4.1 - Water

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.

Burchills Response

The Concept Water Layout Plan, Drawing No. SK500, has been updated and provided with the revised application material to demonstrate the proposed water service and meter arrangements.

Item 4.1.1 — Water service location and clearances

The proposed water property service has been located to maintain a minimum clearance of 1.0 m from existing and proposed electrical infrastructure and is clear of existing and future vehicle crossovers and driveways. It should be noted the existing overhead powerlines and poles shown in the detail survey are to be removed and will not clash with the proposed driveway.

The final alignment of the property service will be coordinated with the electrical, civil and architectural services during detailed design to ensure the required separation from electrical sources and other services is maintained in accordance with the SEQ Water Supply Code.

Item 4.1.2 — Water meter allocation area

The updated plan nominates a dedicated 2.5 m × 2.0 m water meter zone within the private common property frontage for the proposed DN50 bulk water meter assembly.

The nominated meter zone has been established with reference to SEQ Water Supply Code Drawings SEQ-WAT-1111-1, SEQ-WAT-1111-10 and SEQ-WAT-1111-11. The proposed DN50 meter is within the 25 mm to less than 80 mm standard water meter assembly range shown on Drawing SEQ-WAT-1111-10 for Logan City Council. This arrangement identifies an approximate assembly length of 1,208 mm and requires the assembly to be positioned between 500 mm and 1,000 mm from the property boundary.

The proposed 2.5 m × 2.0 m meter zone is therefore considered to provide adequate spatial allocation for the DN50 bulk water meter assembly and satisfies the functional access, clearance and protection requirements of the SEQ Water Supply Code without requiring a 5 m × 5 m land reservation.



Individual sub-meters will be provided within landscaped areas near the frontage of each townhouse. Final sub-meter locations will be confirmed as part of the detailed internal hydraulic design.

Item 4.2 - Sewerage

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.

Burchills Response

The Concept Sewer Layout Plan, Drawing No. SK600, has been updated and provided with the revised application material to demonstrate the proposed sewer servicing arrangements.

Item 4.2.1 — Sewer property connection clear zone

The proposed sewer property connection has been located within a dedicated clear zone providing a minimum 1.0 m unobstructed clearance around the connection point.

The nominated clear zone will remain free from buildings, retaining structures, fences, overgrown vegetation, landscaping, storage areas and other obstructions or hazards. The arrangement provides unrestricted access to the sewer property connection for inspection, maintenance, repair and replacement in accordance with the SEQ Design and Construction Code requirements.

Item 4.2.2 — Clearance from driveways

The proposed sewer property connection has been relocated so that it is clear of the existing and proposed driveway areas, including the concrete driveway servicing the adjoining development at 36 Timor Avenue.

The revised location avoids placing the property connection beneath trafficable pavement and provides safe and unrestricted access for future operation and maintenance activities.

Item 4.2.3 — Connection to the sewer maintenance structure

The proposed sewer property connection has been realigned on the updated plan so that it enters the existing sewer maintenance structure in a direction compatible with the existing wastewater flow through the structure.

The revised arrangement avoids an opposing or adverse connection angle and will allow the incoming sewer flow to enter the maintenance structure without unnecessarily disrupting the hydraulic operation of the existing sewer network.

The final connection geometry, invert level and channel modifications will be confirmed during detailed design and the relevant water service provider approval process.

Item 4.2.4 — Existing sewer property connection

The existing sewer property connection servicing 38 Timor Avenue, identified on as-constructed Drawing No. 05-00936, is not proposed to be retained for servicing the development.

The detailed design will confirm the required decommissioning method, including disconnection and sealing at the sewer main or maintenance structure where required.

A new sewer property connection will be provided to service the proposed development in the location shown on Drawing No. SK600.

Item 4.1 - Water

4. WATER AND SEWER

Water

- 4.1. Provide amended plans of development and amended concept schematic plan that include the following:

- 4.1.1. Dedicate a suitable land reservation for a Commercial Water Meter within the private lands generally in accordance with SEQCode Drawings SEQ-WAT-1111-1, SEQ-WAT-1110-10 and SEQ-WAT-1110-11; and

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.

The water meter shall be installed at ground level, outside the building where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including free from building security, not being obscured by vehicle movements, and free from overgrown vegetation, landscaping and all other forms of obstructions and hazards (including accidental strike from vehicles).

Unless justified by Hydraulic Design plans, the land allocation for the water meter shall be 5m x 5m.

- 4.1.2. Show and allocate a suitable location for individual sub-meters for each unit within the complex, including any common property in accordance with Council's "Water Sub Metering for Multi-Unit Properties Guidelines".

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.

The sub-water meter shall be installed outside the building where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including free from building security, not being obscured by vehicle movements, and free from overgrown vegetation, landscaping and all other forms of obstructions and hazards (including accidental strike from vehicles).

Burchills Response

The amended plans nominate a dedicated **2.5 m × 2.0 m commercial water meter zone** within private/common property for the proposed **DN50 commercial water meter assembly**.

The reduced meter zone is considered suitable having regard to the SEQ Water Supply Code Large Meter Arrangement Drawings. The proposed DN50 meter falls within the **25 mm to <80 mm standard water meter assembly** shown on **SEQ-WAT-1111-10** for Logan City Council. That arrangement identifies an approximate meter assembly length of **1208 mm**, with the assembly located **500 mm minimum to 1000 mm maximum** from the property boundary.

The nominated **2.5 m** dimension allows for the minimum 500 mm boundary offset, the approximate 1208 mm DN50 meter assembly length, and a minimum 600 mm horizontal access clearance. The nominated **2.0 m** dimension provides sufficient side clearance for reading, maintenance, replacement and protection of the meter assembly, including allowance for bollards, cage or other protection if required by Council.



The proposed zone will be kept clear of buildings, private courtyards, fencing, landscaping, parking spaces, driveway manoeuvring areas and other obstructions. The meter assembly will be located at ground level, outside the building envelope, and accessible to Council personnel at all times for reading, maintenance and replacement.

The final meter assembly will maintain the required clearance from electrical sources and will be at least 600 mm horizontally clear of existing or future driveways, fences, structures and other obstructions, unless otherwise approved by the water service provider. Final construction details will be confirmed through the hydraulic design / private works application and will comply with **SEQ-WAT-1111-1, SEQ-WAT-1111-10 and SEQ-WAT-1111-11**.

On this basis, the proposed **2.5 m × 2.0 m** commercial water meter zone is considered to provide adequate spatial allocation for the DN50 commercial water meter assembly and satisfies the functional access, clearance and protection requirements of the SEQ Water Supply Code without requiring a 5 m × 5 m land reservation.

Sub-meters will be provided in the landscaped areas within the frontage of each individual townhouse with final locations subject to the internal hydraulic design.

Item 4.2 - Sewer

Sewer

- 4.2. Provide an amended sewerage concept schematic plan demonstrating the intended servicing for all allotments within the proposed development, making provision for the following:
 - 4.2.1. Details to demonstrate adequate clearance in accordance with the SEQ-Sew-Code at the crossing between the proposed sewer main and the proposed 375mm stormwater infrastructure.

Burchills Response

The development application plans have been amended to include an indicative internal sewer servicing schematic for the proposed development. The amended sewer servicing arrangement is shown on SK600.

The amended plan identifies the proposed internal sewer servicing strategy, including the indicative alignment of the internal sewer infrastructure and proposed connection locations to service the development. The concept schematic demonstrates that each proposed allotment / unit within the development can be appropriately serviced by the internal sewer network.

The submitted sewer servicing arrangement is provided at concept level for development application purposes. Final sewer pipe alignments, pipe sizes, grades, invert levels, maintenance structures, inspection openings and individual connection locations will be confirmed as part of the detailed internal hydraulic design and any subsequent approvals required at the operational works / plumbing and drainage approval stage.

In response to Council's specific request regarding the crossing between the proposed sewer main and the proposed 375 mm stormwater infrastructure, the crossing detail shown on SK600 has been reviewed and updated. Detail A was previously not scaled correctly and has now been amended to demonstrate a 300 mm clearance at the service crossing.

The updated crossing detail confirms that the proposed sewer and stormwater infrastructure can be accommodated with suitable separation in accordance with the requirements of the SEQ Sewerage Code. The amended detail demonstrates that the proposed stormwater infrastructure will not compromise the sewer alignment and that adequate clearance can be maintained between the two services.

Final levels and service crossing details will be confirmed during detailed design. Should minor adjustments be required at detailed design stage, the final arrangement will maintain the required SEQ Code clearances and will be subject to the relevant engineering / hydraulic design certification and approval process.

3. CONCLUSION AND RECOMMENDATIONS

Based on the information provided in this response, including the amended drawings and supporting technical documentation, Burchills considers that the relevant engineering matters raised in Logan City Council's Information Request have been appropriately addressed.

The amended material demonstrates that the proposed development can be suitably serviced and constructed with respect to frontage works, stormwater management, sewer servicing and associated infrastructure requirements. Where relevant, final design details can be appropriately resolved through subsequent detailed design, operational works, hydraulic design and/or plumbing and drainage approval processes.

Burchills is therefore of the professional opinion that the proposed development is capable of being delivered in accordance with the applicable engineering requirements and is not anticipated to result in unacceptable impacts on the safety, functionality or operation of the surrounding infrastructure networks, including the external road network.

Please don't hesitate to contact me should you have any queries or require any additional information.

Yours sincerely,



ROD BARRY

Principal Civil Engineer
(RPEQ 7067)

Inc. A – LCC Information Request
 B – Revised Development Plans
 C – Amended Conceptual Stormwater Management Plan
 D – Revised Civil DA Drawings

ATTACHMENT A – LCC INFORMATION REQUEST

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

ATTACHMENT B – REVISED DEVELOPMENT PLANS

38

38 TIMOR AVE, LOGANHOLME, QLD 4129
TOWNHOUSE DEVELOPMENT

INFORMATION RESPONSE PACKAGE

AUGUST 2026

ISSUE: B

PROJECT NUMBER: 26134

Table of

CONTENTS

DA 0.00 B	COVER
DA 0.01 B	TABLE OF CONTENTS

1. ZONING, AREA & PLANNING SCHEME - SITE DATA

DA 1.00 B	SITE ANALYSIS
DA 1.01 B	SITE CONTEXT
DA 1.02 B	SURVEY PLAN
DA 1.10 B	DEVELOPMENT STATISTICS & CONTEXT
DA 1.20 B	SUN STUDY - SUMMER & WINTER
DA 1.21 B	SUN STUDY - SPRING & AUTUMN

2. ARTISTS IMPRESSIONS

DA 2.00 B	TMOR AVE. ENTRANCE	- ARRIVAL
DA 2.01 B	STREET FACING ELEVATION	- ARRIVAL
DA 2.02 B	VISITOR PARKING	- INTERNAL
DA 2.03 B	COS SPACE	- INTERNAL
DA 2.04 B	REAR LOT PERSPECTIVE	- INTERNAL
DA 2.05 B	BLOCK 2 ELEVATION	- INTERNAL
DA 2.06 B	FRONTAGE ELEVATION	- INTERNAL

3. ARCHITECTURAL DRAWINGS - MASTERPLANS

DA 3.00 B	MASTER PLAN	- GROUND FLOOR
DA 3.01 B	MASTER PLAN	- LEVEL 01
DA 3.02 B	MASTER PLAN	- ROOF PLAN
DA 3.03 B	MASTER PLAN	- PRIVATE OPEN SPACE
DA 3.04 B	MASTER PLAN	- REFUSE MOVEMENT PLAN
DA 3.10 B	SITE O/A ELEVATIONS	
DA 3.11 B	SITE O/A ELEVATIONS	
DA 3.12 B	SITE INTERNAL ELEVATIONS	
DA 3.20 B	SITE O/A SECTIONS	

4. ARCHITECTURAL DRAWINGS - TOWNHOUSE TYPES

DA 4.00 B	TOWNHOUSE INTERNAL LAYOUT - A	
DA 4.01 B	TOWNHOUSE INTERNAL LAYOUT - B	
DA 4.10 B	MATERIALITY AND FINISHES PALLET	
DA 4.20 B	BLOCK 1	- PLANS
DA 4.21 B	BLOCK 1	- ROOF PLAN
DA 4.22 B	BLOCK 1	- ELEVATIONS
DA 4.23 B	BLOCK 2	- PLANS
DA 4.24 B	BLOCK 2	- ROOF PLAN
DA 4.25 B	BLOCK 2	- ELEVATIONS



1

Zoning, Analysis, Area & Planning Scheme
SITE DATA



SITE DETAILS

SITE ADDRESS
38 TIMOR AVENUE, LOGANHOLME QLD 4129

SITE AREA
2,120 sqm

RP DESCRIPTION
LOT 297 ON RP 118026

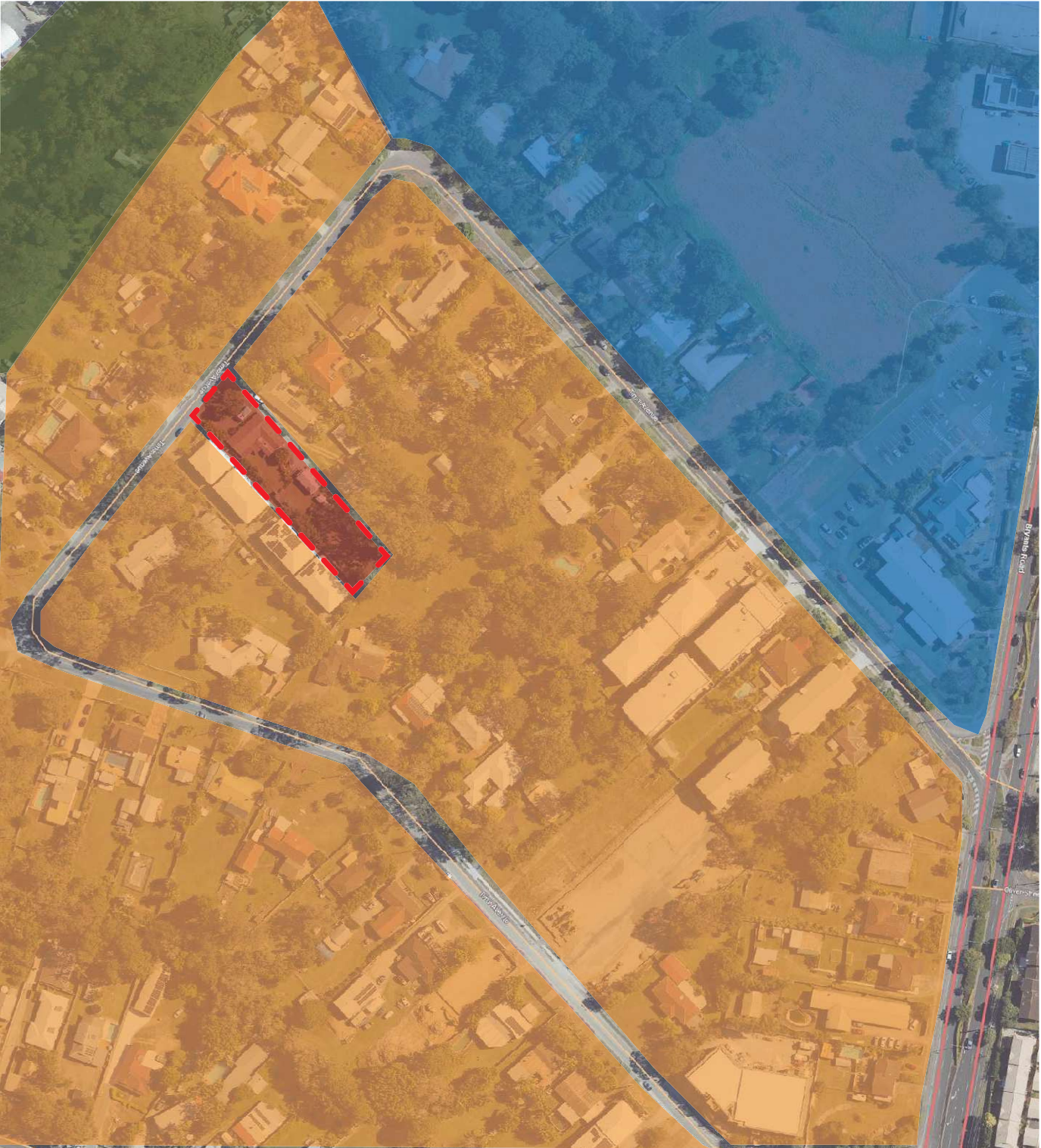
PLANNING SCHEME
LOGAN CITY COUNCIL

ZONE
LOW-MEDIUM DENSITY RESIDENTIAL

LEGEND

- BRYANT'S ROAD / PACIFIC HWY
- TIMOR AVENUE
- SECONDARY ROADS
- SITE SUBJECT
- LOGANHOLME SHOPPING CENTRE
- LOGANHOLME MCDONALD'S
- BRYANT'S ROAD
- BRYANT'S ROAD BUS STOP





SITE DETAILS

SITE ADDRESS
38 TIMOR AVENUE, LOGANHOLME QLD 4129

SITE AREA
2,120 sqm

RP DESCRIPTION
LOT 297 on RP 118026

PLANNING SCHEME
LOGAN CITY COUNCIL

ZONE
LOW-MEDIUM DENSITY RESIDENTIAL

LEGEND

-  SITE SUBJECT
-  LOW-MEDIUM DENSITY
-  ENVIRONMENTAL MANAGEMENT
-  CITY CENTRE OVERLAY

ZONING



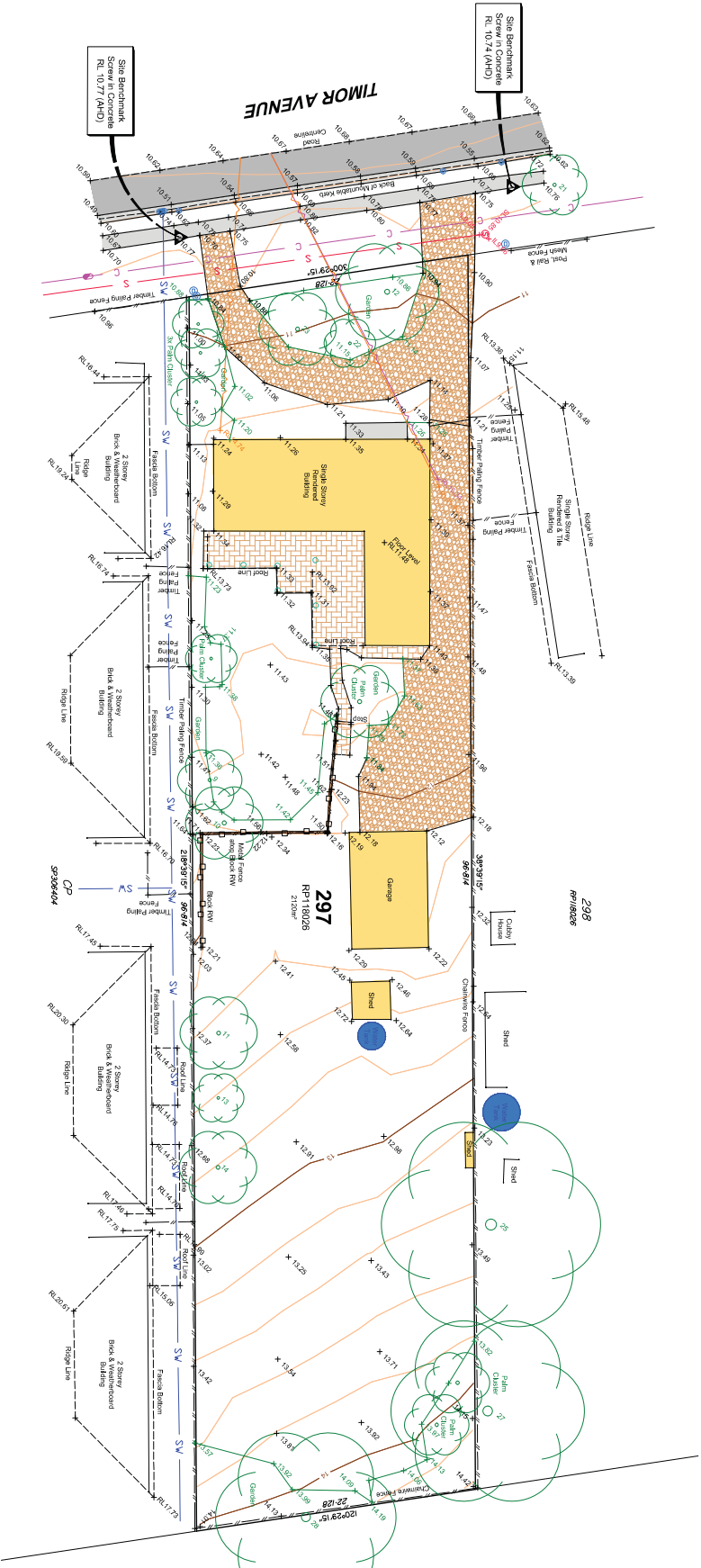
LEGEND

- Benchmark
- Electrical Pillar
- Electrical Light Pole
- Electrical Pit
- Electrical Pole
- Fire Hydrant
- Sewer Manhole
- Telecom / NBN Pit
- Unknown Services Point
- Tree
- Post/Pole
- Gate
- Overflow Relief Gully
- Inspection Opening
- Sewer Inspection Opening
- Sewer Vent Pipe
- Boiler
- Water Meter
- Road Water Outlet
- Water Valve
- Gully Pit
- Field Meter
- Traffic Sign Post
- UG Communications Line
- UG Power Line
- OH Power Line
- Water Line
- Fire Service Line
- Sewer Line
- Gas Line
- Sewerwater Line
- Redcliff Water Line
- Unknown Service Line
- Petroleum Products Line
- Fence Line
- Railing Wall
- Retaining Wall
- Major Contour Line
- Minor Contour Line
- Top of Bank
- Bottom of Bank
- Change of Bank
- Availing / Eave / Gutter Line
- Building Structure Hatch
- Power Hatch
- Gravel Hatch
- Tim Hatch
- Timber Deck Hatch
- Cone Hatch
- Road Hatch
- Pavement Hatch
- Water Hatch

Line Dimensions Table		
Point	Diameter	Height
10	0.20	5.00
11	0.20	5.00
12	0.20	5.00
13	0.20	5.00
14	0.20	5.00
15	0.20	5.00
16	0.20	5.00
17	0.20	5.00
18	0.20	5.00
19	0.20	5.00
20	0.20	5.00
21	0.20	5.00
22	0.20	5.00
23	0.20	5.00
24	0.20	5.00
25	0.20	5.00
26	0.20	5.00
27	0.20	5.00
28	0.20	5.00

GENERAL NOTES

Drawn to scale on an A1 sheet.
All dimensions shown on this plan have been compiled from
SP9404d and subject to confirmation by survey.
All levels shown are in metres on Australian Height Datum as derived by road station using
CP1813020 RL10317 (AHD), situated on Timor Avenue.
The plan is a preliminary design and is not to be used for construction without the approval of
authorities prior to any operational works.



DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

These designs and plans are the copyright of MODE DESIGN CORP. Pty Ltd and cannot be reproduced without written permission.

MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.

DA 102

26134

ISSUE B NTS@A3

AUGUST 2026 6

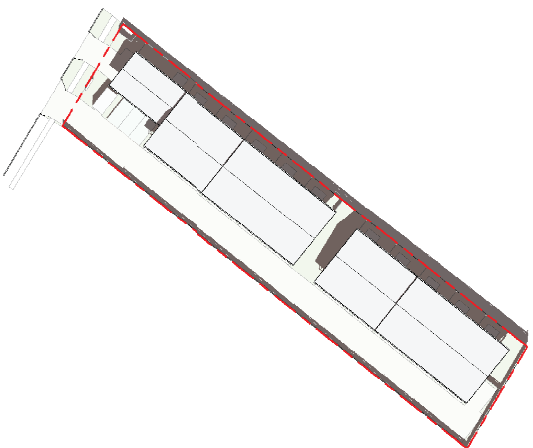
SURVEY PLAN



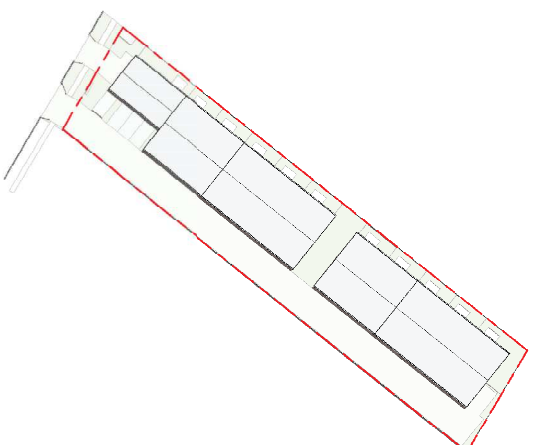
DEVELOPMENT SUMMARY

SITE AREA	2120 m ² Lot 297 on RP 118026		
ZONING	Low-medium density residential zone code		
LOCAL PLAN PRECINCT	Loganholme East - Resi Frame		
SITE COVER**	Area Overall	933.01m ²	% 44.00%
HEIGHT	Zone'd 3 Storey's 12m	Proposed 2 Storey's	
SETBACKS	As shown		
DENSITY	11 x 3 Bed Townhouses (33 Beds)		
DEEP PLANTING	Refer Landscape Statement of Intent		
TOWNHOUSE MIX - Townhouse Types	Units	Beds	Units% Total
Type A	1	3	3
Type B	10	3	30
Total			33
PROPOSED CAR PARKING ALLOCATION -	No. of Units 11 (3bed)	Req.Rate 2/1townhouse	Required 22
Visitor Parking	0.25 per 1 unit	2.75	3
TOTAL CAR PARK NUMBER:	25	24.75	
**SITE COVER OF DEVELOPMENT MEANS THE PORTION OF THE SITE EXPRESSED AS A PERCENTAGE OF THE TOTAL SITE AREA, MEASURED TO ITS OUTERMOST PROTECTION AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS - - IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE, OR - A SUNSHADE, OR - THE EAVES OF A BUILDING, OR - A SUN SHADE.			

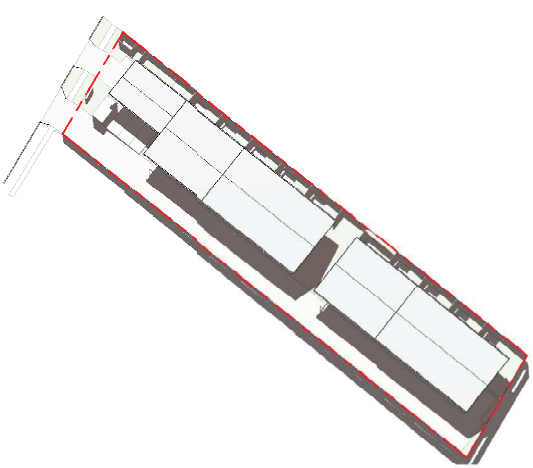




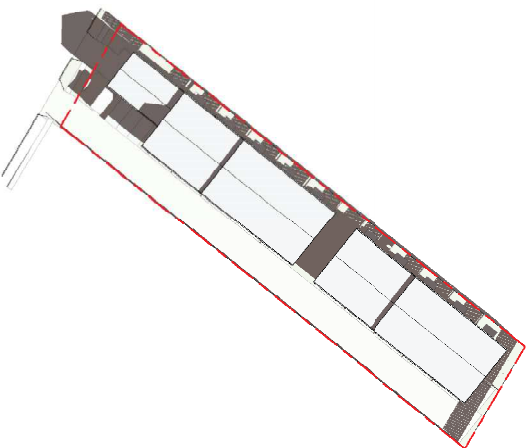
SUMMER SOLSTICE - 9am



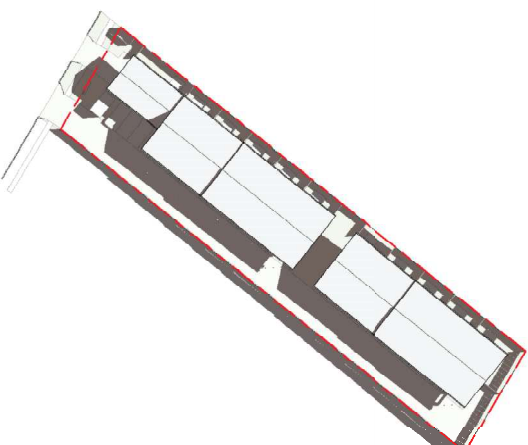
SUMMER SOLSTICE - 12pm



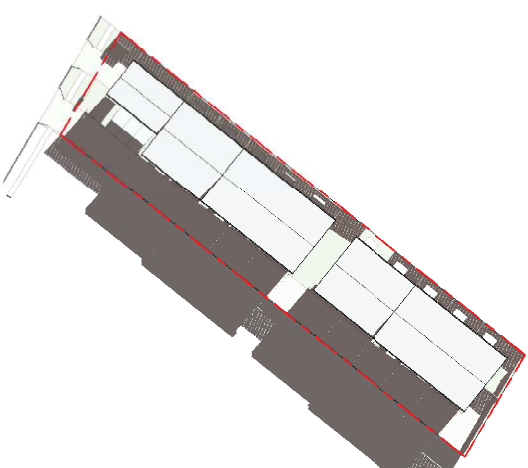
SUMMER SOLSTICE - 3pm



WINTER SOLSTICE - 9am



WINTER SOLSTICE - 12pm



WINTER SOLSTICE - 3pm

SUN STUDY - SUMMER & WINTER

DA 1,20

26134

ISSUE B 1:1000 @ A3

AUGUST 2026 8

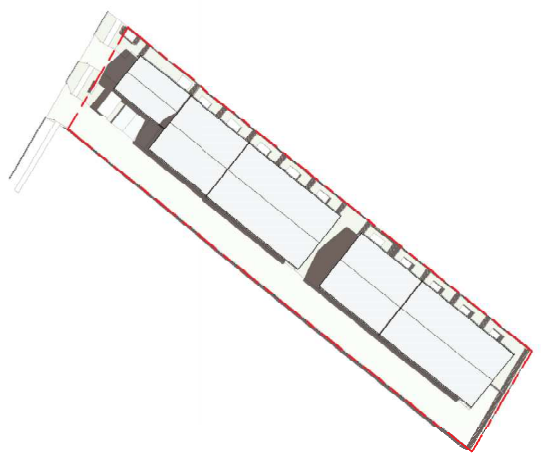


MODE DESIGN CORP. PTY.

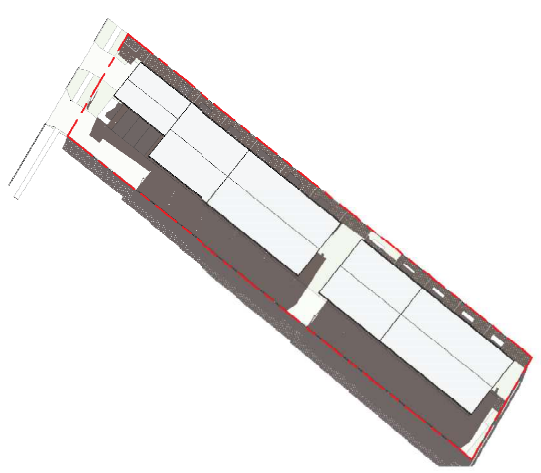
Not for construction. Do not scale off this drawing.



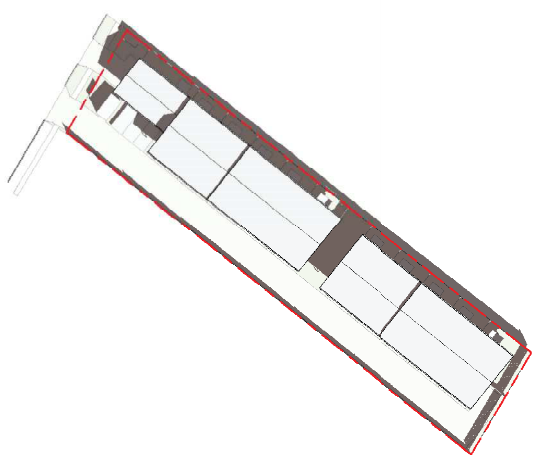
SPRING EQUINOX - 9am



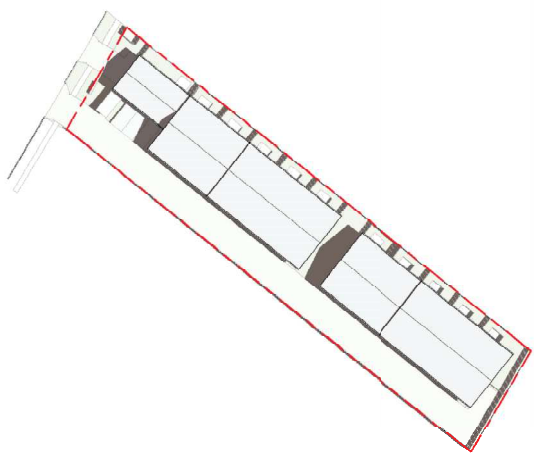
SPRING EQUINOX - 12pm



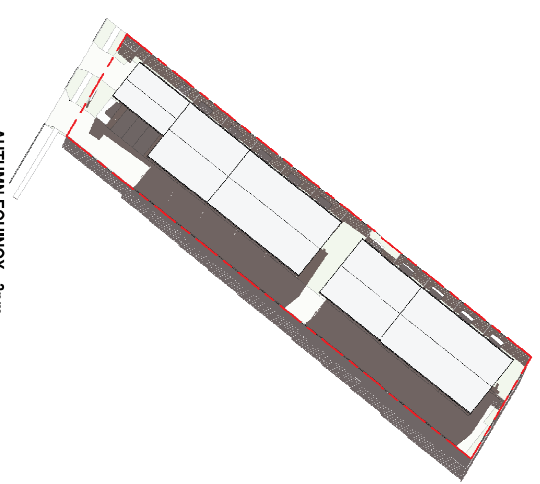
SPRING EQUINOX - 3pm



AUTUMN EQUINOX - 9am



AUTUMN EQUINOX - 12pm



AUTUMN EQUINOX - 3pm

SUN STUDY - SPRING & AUTUMN

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.

DA 1,21

26134

ISSUE B 1:1000 @ A3

AUGUST 2026 9

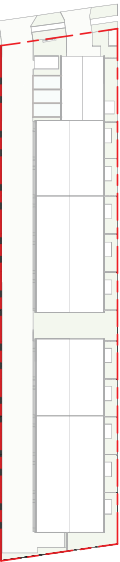


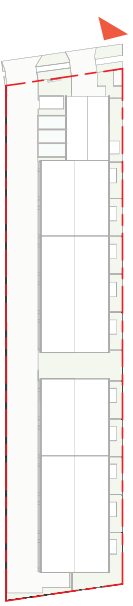
2

Conceptualisation ARTIST IMPRESSIONS



TIMOR AVE ENTRANCE



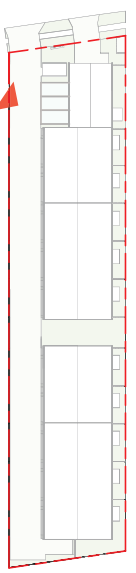


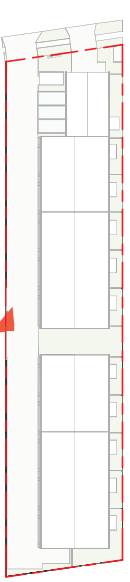
STREET FACING ELEVATION





VISITOR PARKING PERSPECTIVE





COS PERSPECTIVE

DA 2.03

26134

ISSUE B

AUGUST 2026 14

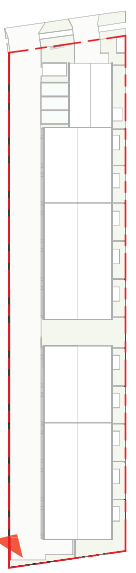


MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.



REAR LOT PERSPECTIVE





PRELIMINARY

MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.

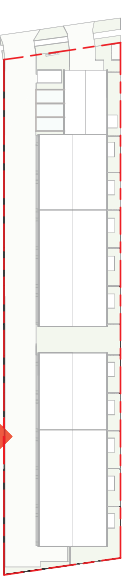
BLOCK 2 ELEVATION

DA 2.05

26134

ISSUE B

AUGUST 2026 16



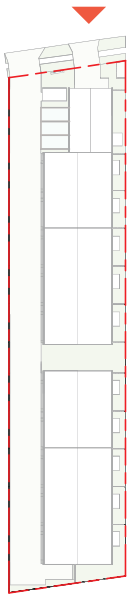


PRELIMINARY

MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.

FRONTAGE ELEVATION
DA 2.06 26134 ISSUE B



DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

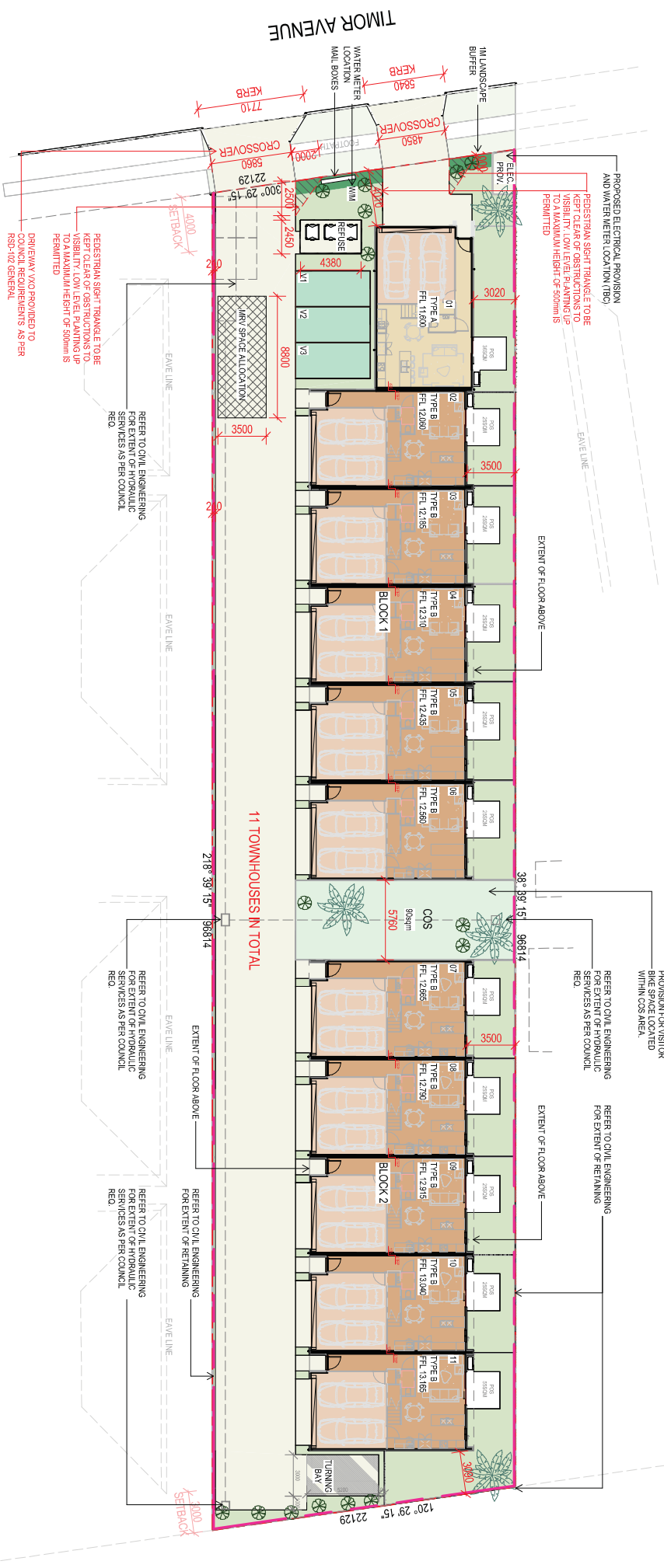
These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

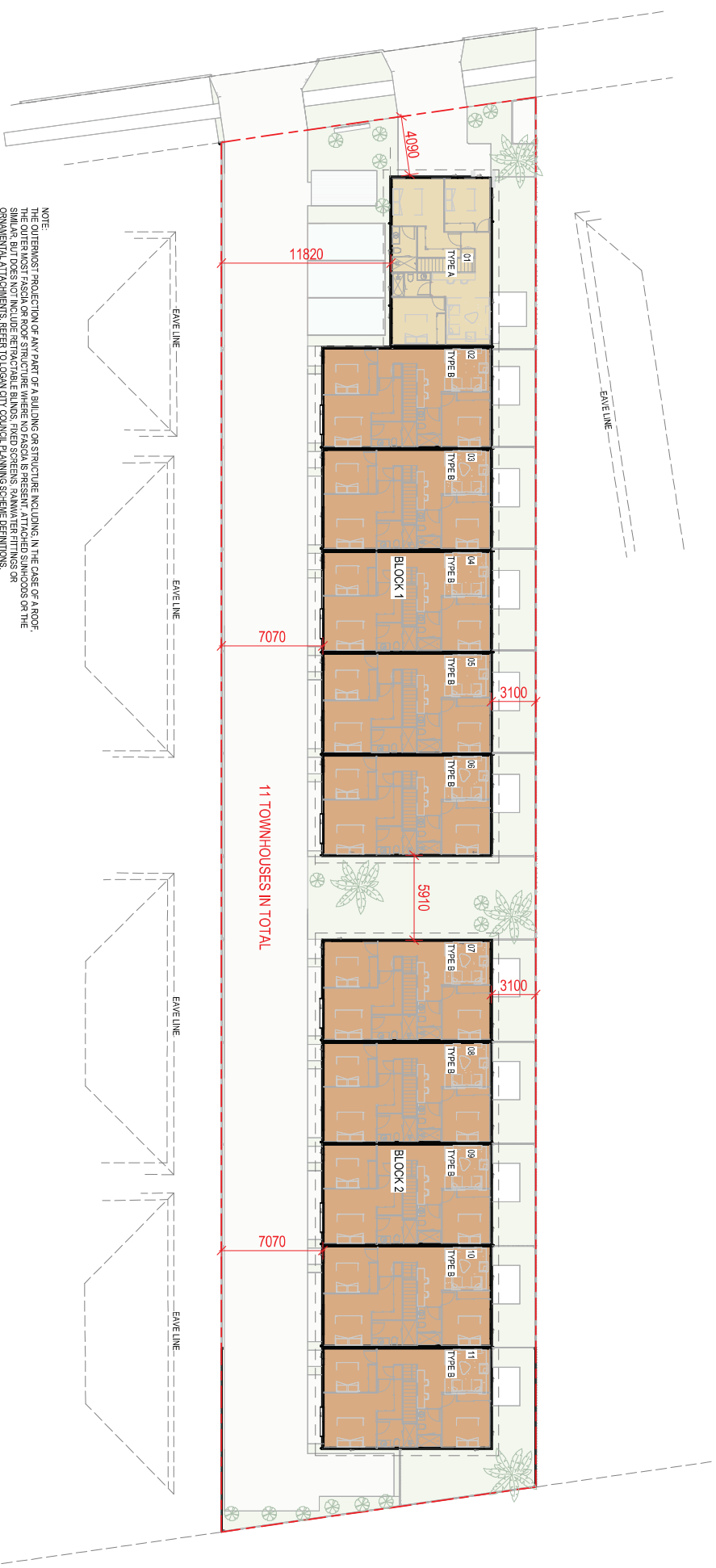
AUGUST 2026 17

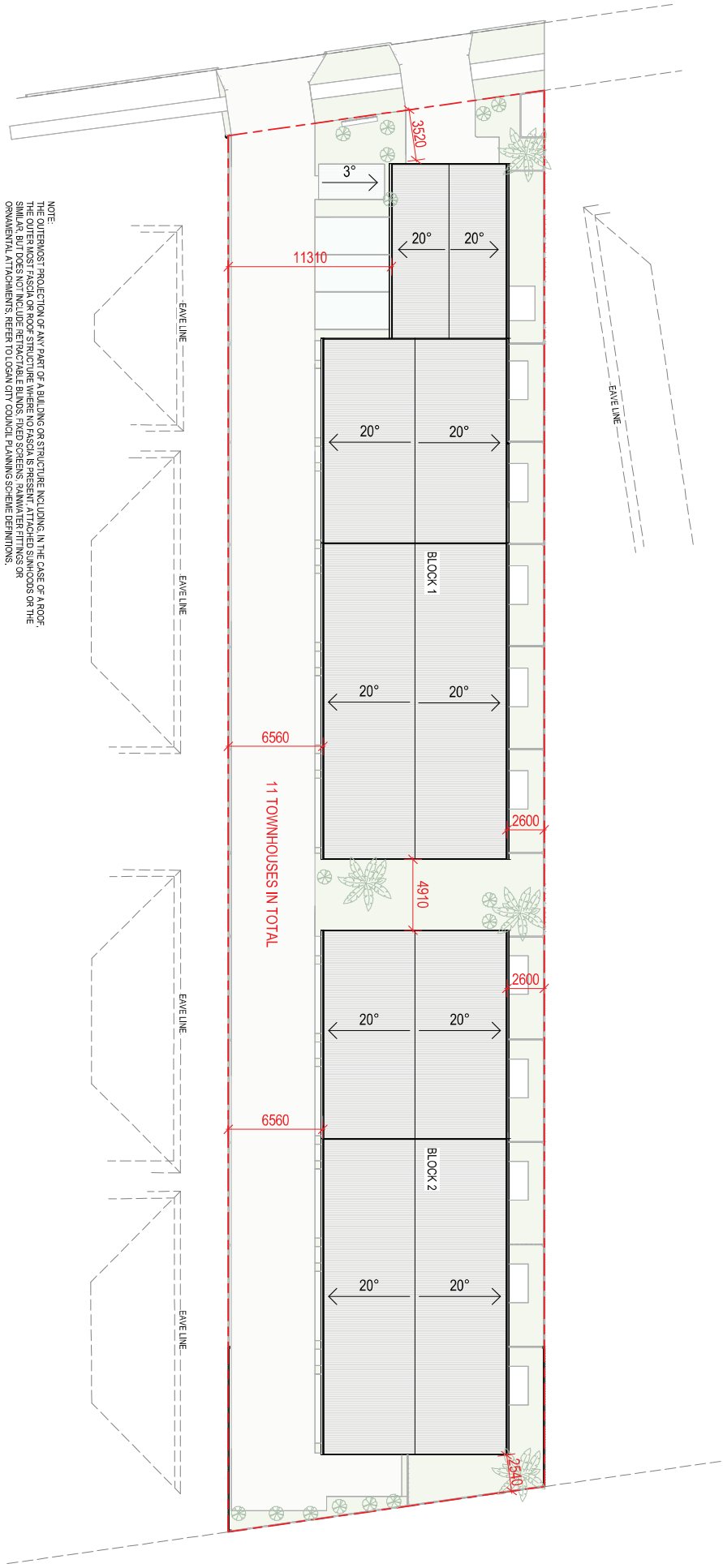
3

Technical

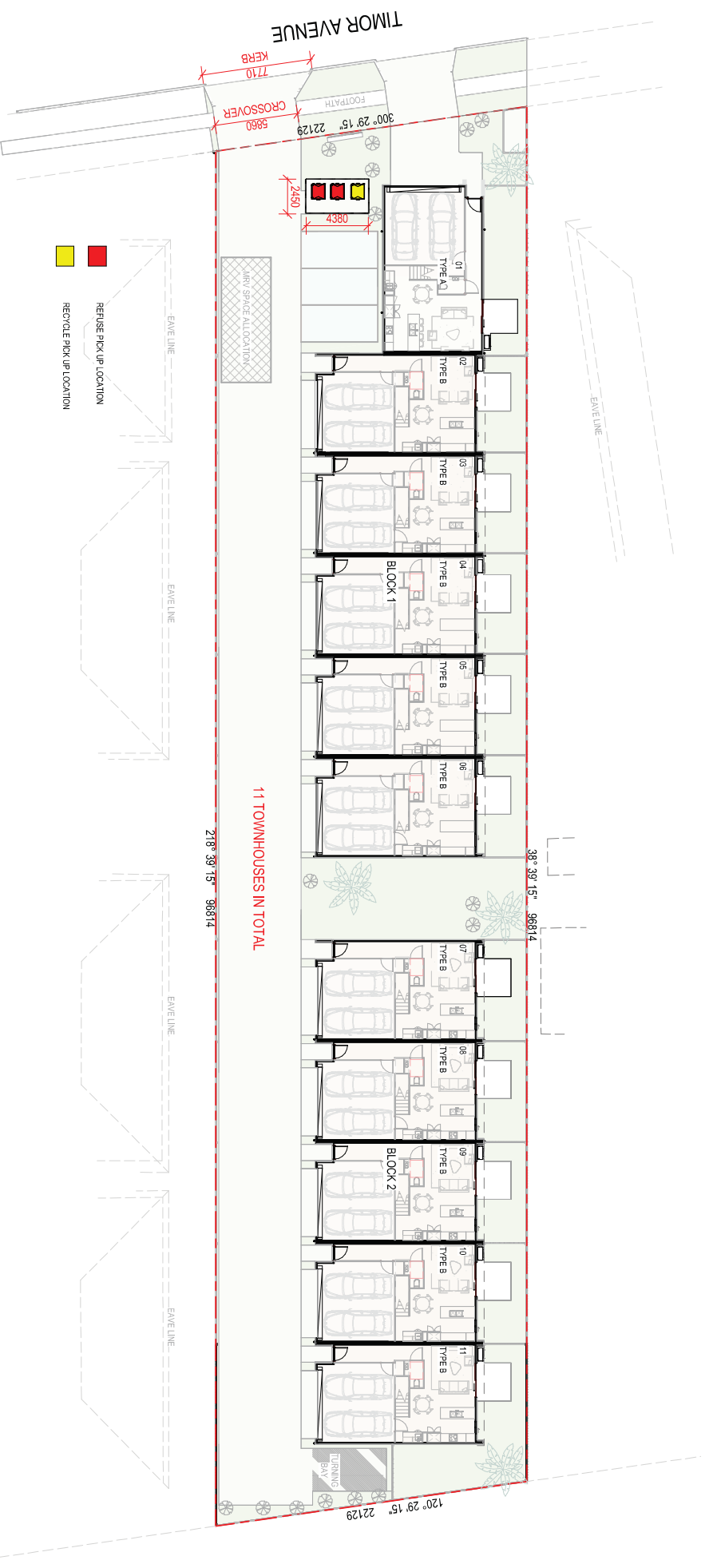
ARCHITECTURAL DRAWINGS MASTERPLAN







NOTE:
THE OUTERMOST PROJECTION OF ANY PART OF A BUILDING OR STRUCTURE INCLUDING, IN THE CASE OF A ROOF, THE OUTERMOST FASCIA OR ROOF STRUCTURE WHERE NO FASCIA IS PRESENT, ATTACHED SHUTTERS OR SIMILAR, BUT DOES NOT INCLUDE RETRACTABLE BLINDS, ROLLED SHUTTERS, RAINING SYSTEMS OR THE ENVIRONMENTAL ATTACHMENTS, REFER TO LIDON CITY COUNCIL TOWNING SCHEME DEFINITIONS.



BOUNDARY BEYOND

BOUNDARY

REFER TO CIVIL ENGINEERING FOR EXTENT OF RETAINING

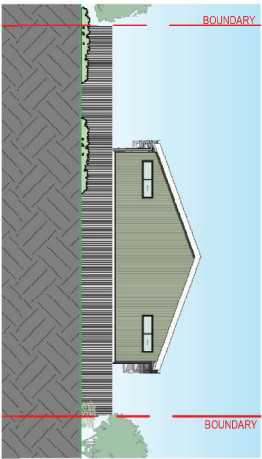
BLOCK 2

COS

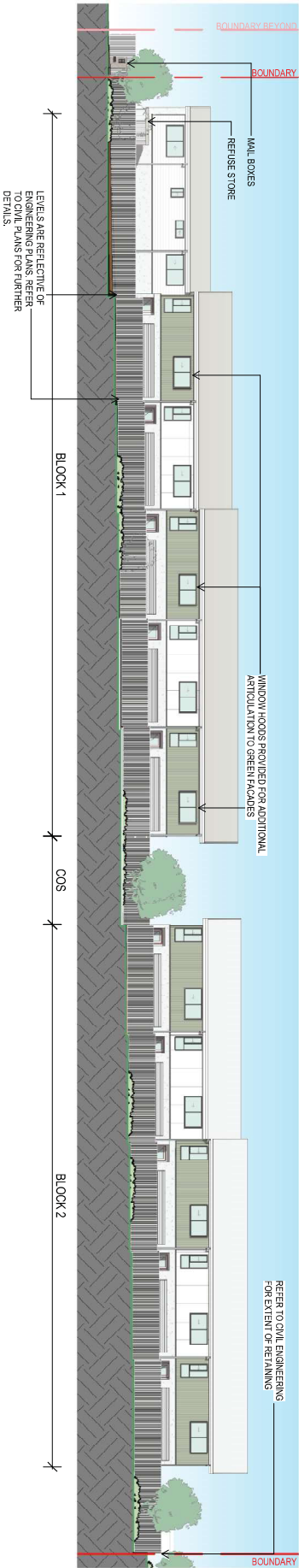
BLOCK 1

LEVELS ARE REFLECTIVE OF ENGINEERING PLANS. REFER TO CIVIL PLANS FOR FURTHER DETAILS.

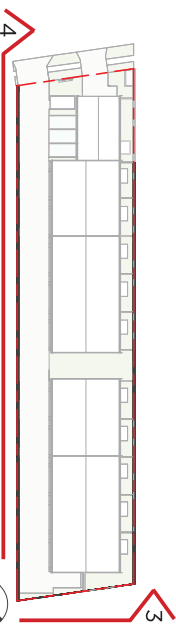
BOUNDARY



3 - NORTH EAST ELEVATION



4 - SOUTH EAST ELEVATION



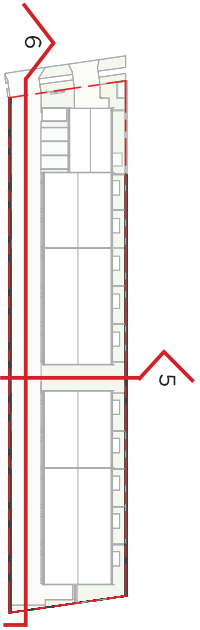
SITE ELEVATIONS



5 - INTERNAL ELEVATION



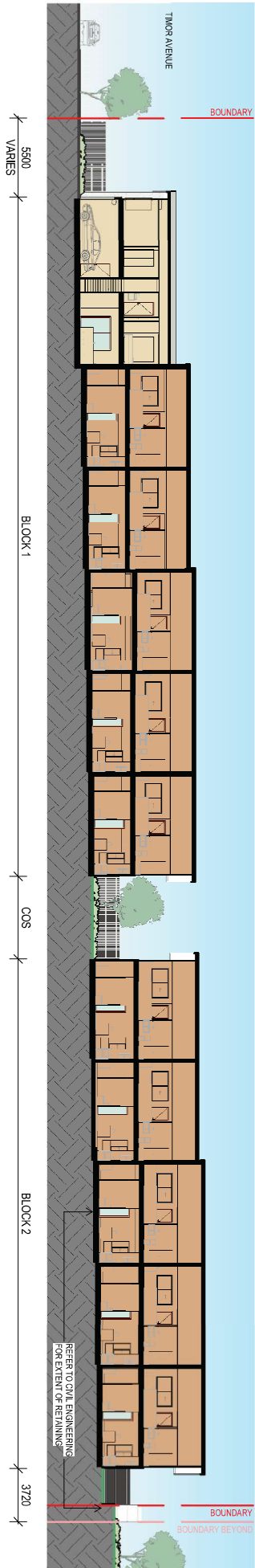
6- INTERNAL ELEVATION



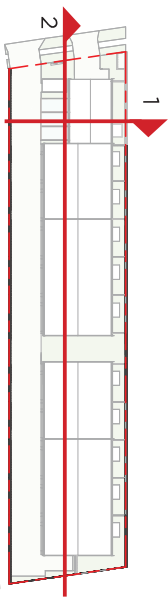
INTERNAL ELEVATIONS



1 - SITE SECTION



2 - SITE SECTION

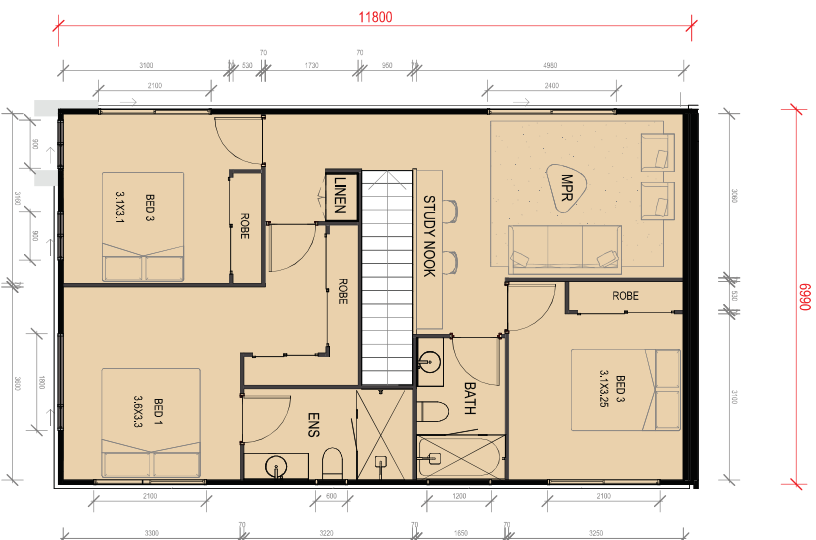
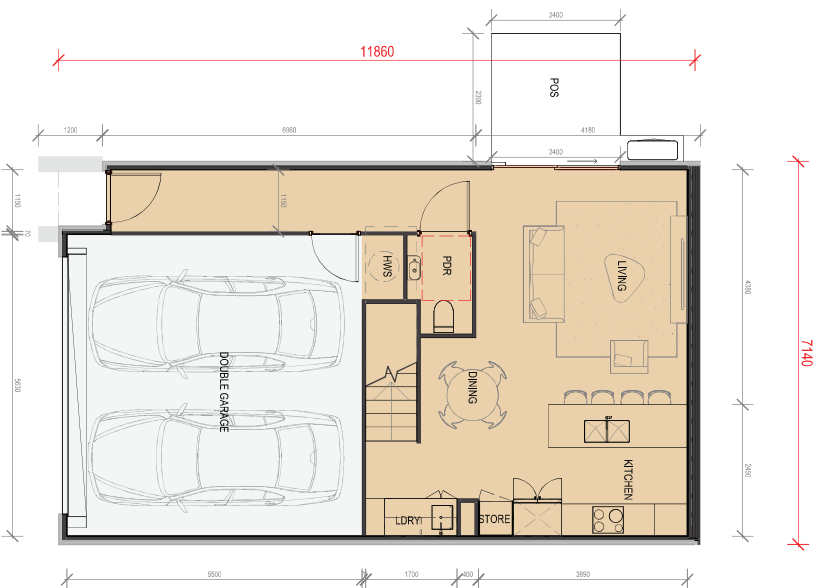


SITE O/A SECTIONS

4

Technical

ARCHITECTURAL DRAWINGS TOWNHOUSES



TOWNHOUSE TYPE A - 4 BED AREAS

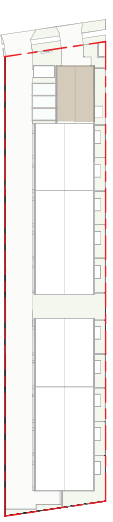
UPPER LEVEL - 78.36m²

GROUND LEVEL - 81.16m²

TOTAL INTERNAL AREA - 159.52m²

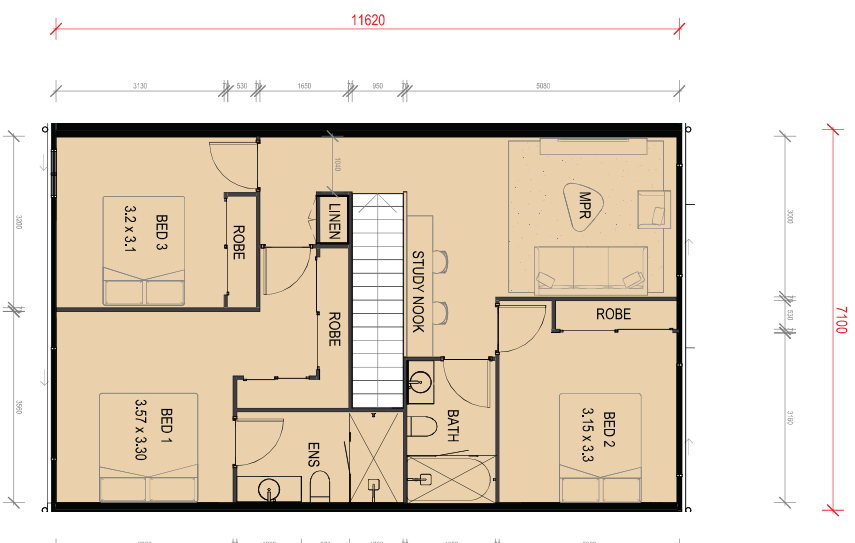
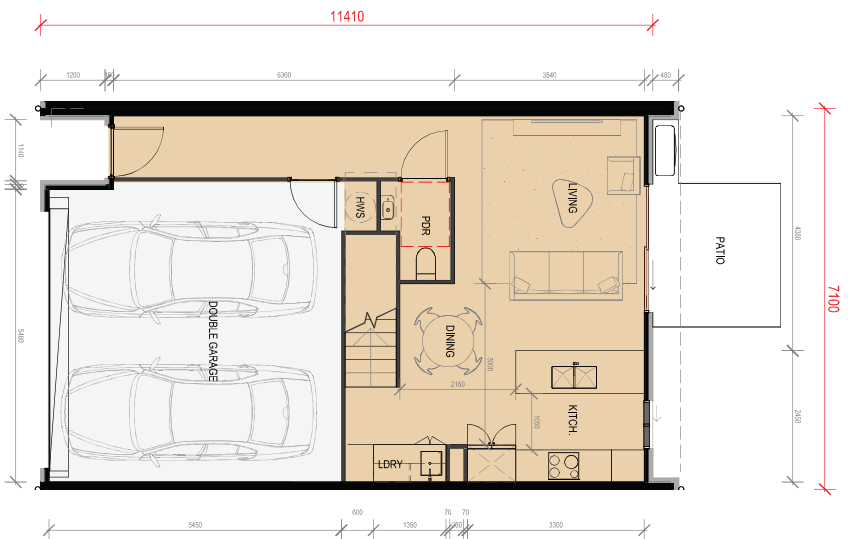
AREAS CALCULATED TO EXTERIOR WALLS AND CENTRELINE OF PARTY WALLS

ALL AREAS INDICATIVE ONLY TO BE CONFIRMED BY SURVEYOR



TOWNHOUSE
INTERNAL LAYOUT A



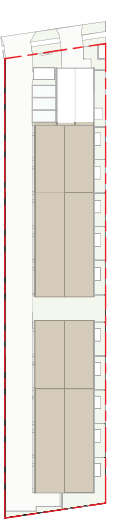


TOWNHOUSE TYPE B - 4 BED AREAS

UPPER LEVEL	- 78.51m ²
GROUND LEVEL	- 77.85m ²
TOTAL INTERNAL AREA	- 156.36m²

AREAS CALCULATED TO EXTERIOR WALLS AND CENTRELINE OF PARTY WALLS

ALL AREAS INDICATIVE ONLY TO BE CONFIRMED BY SURVEYOR



TOWNHOUSE
INTERNAL LAYOUT B





ACCENT WALLS TO UPPER LEVELS FEATURING A VARIETY OF PAINT COLOURS AND FEATURE CLADDING.

DEVELOPMENT APPLICATION

38 TIMOR AVE, LOGANHOLME QLD

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.



CONTEMPORARY WHITE AND GREEN PALLET

OR SIMILAR

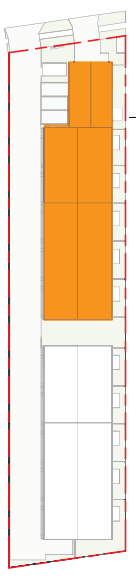
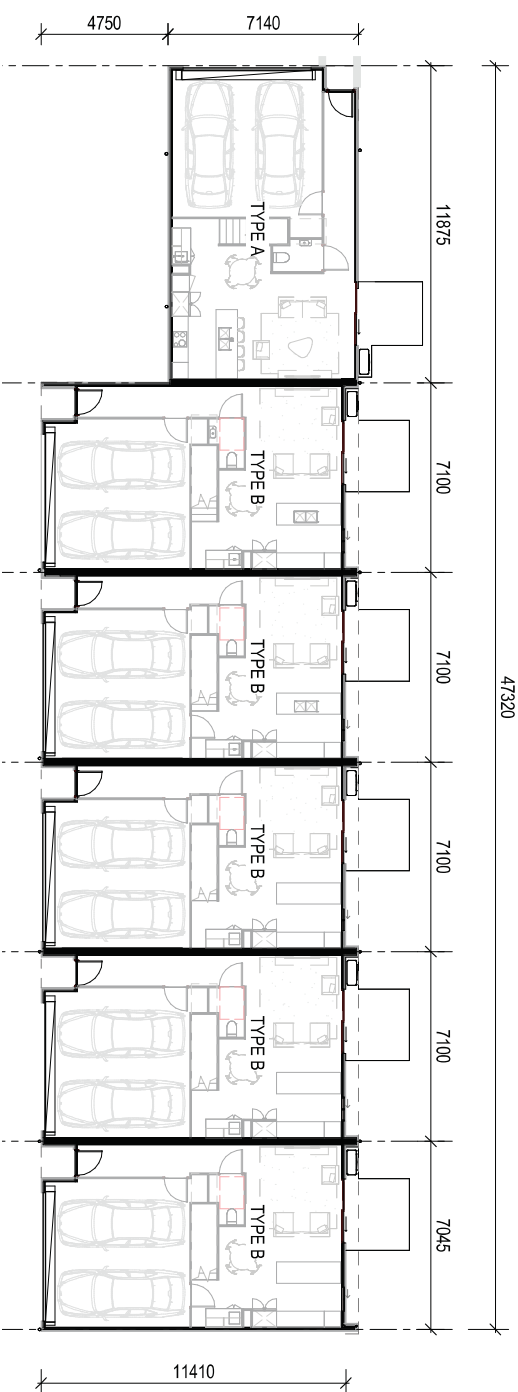
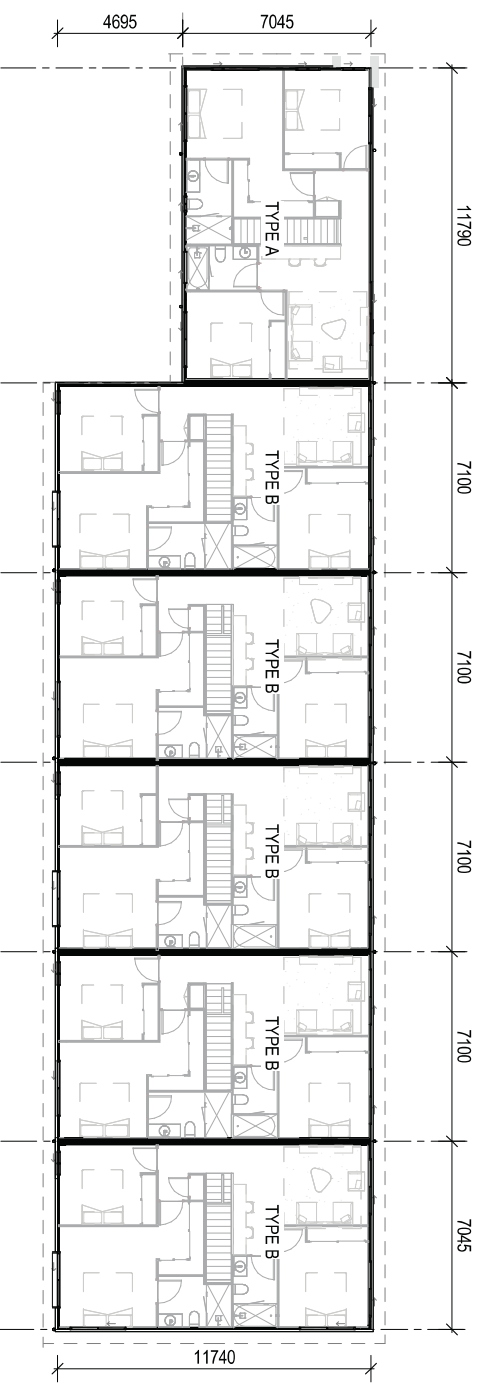
MATERIALITY AND FINISHES PALLET

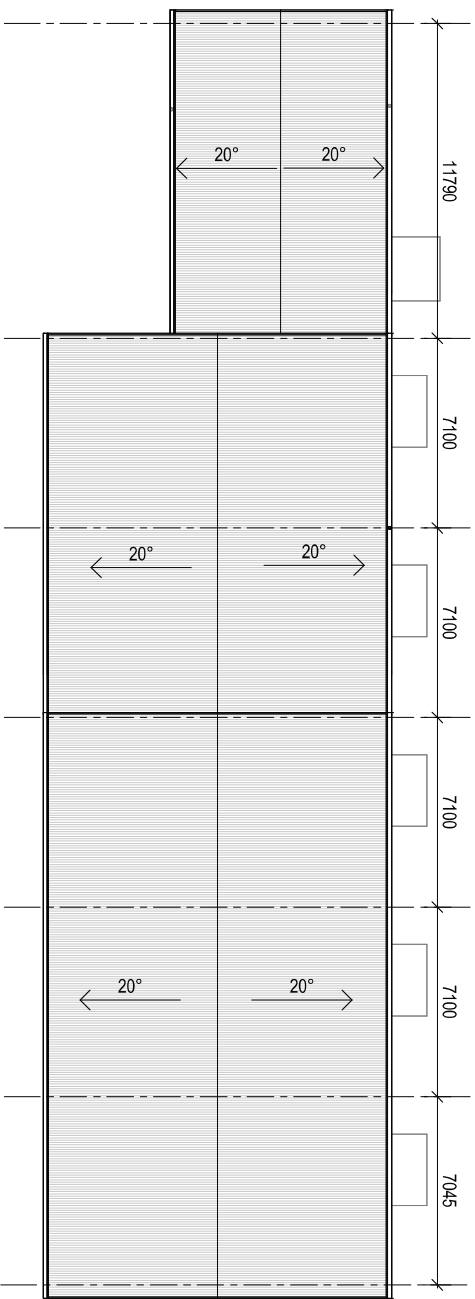
DA 4.10

26134

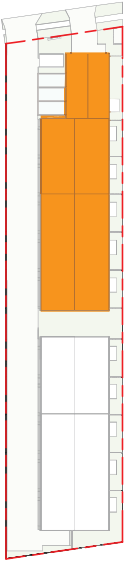
ISSUE B NTS @ A3

AUGUST 2026 31





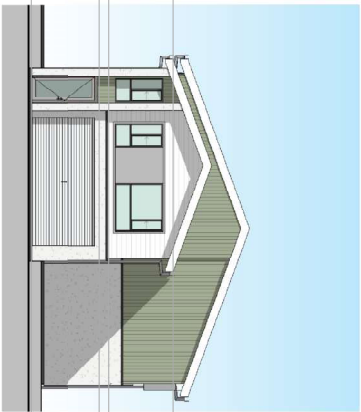
ROOF PLAN



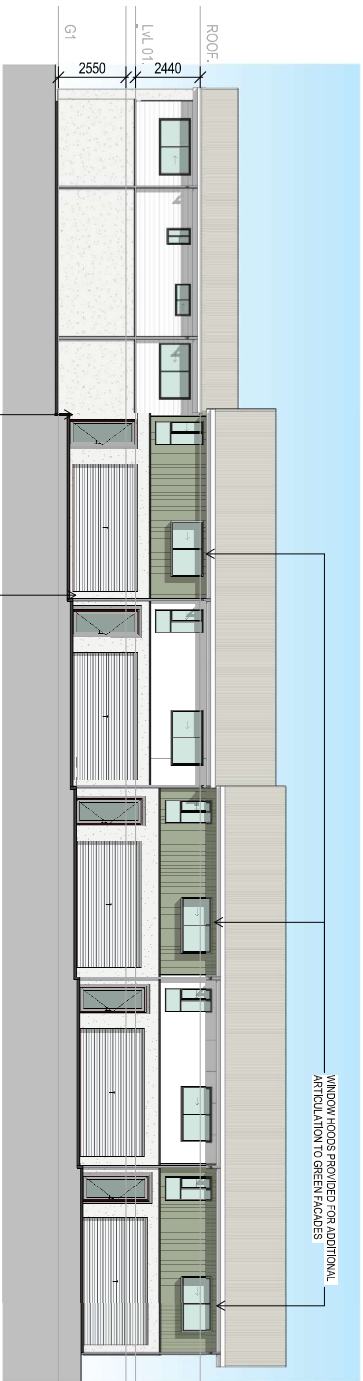
BLOCK 1 - ROOF PLAN



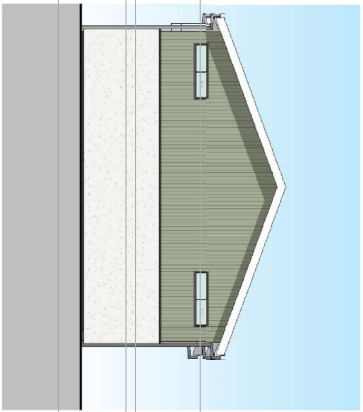
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

MATERIALS



JAMES HARDIE - SCYON AXON OR SIM



JAMES HARDIE - FINE TEXTURE CLADDING



CONCRETE RENDER FINISH

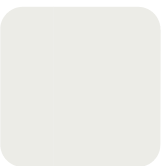


COLORBOND ROOF SHEETING

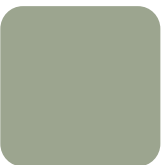
FINISHES



PAINT FINISH: DULUX / COLORBOND VIVID WHITE



PAINT FINISH: DULUX / COLORBOND SURFMIST



PAINT FINISH: DULUX CUCUMBER CRUSH

OR SIMILAR

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.

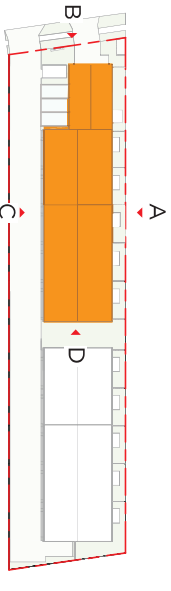
BLOCK 1 - ELEVATIONS

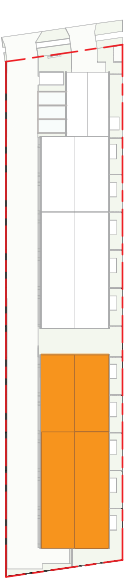
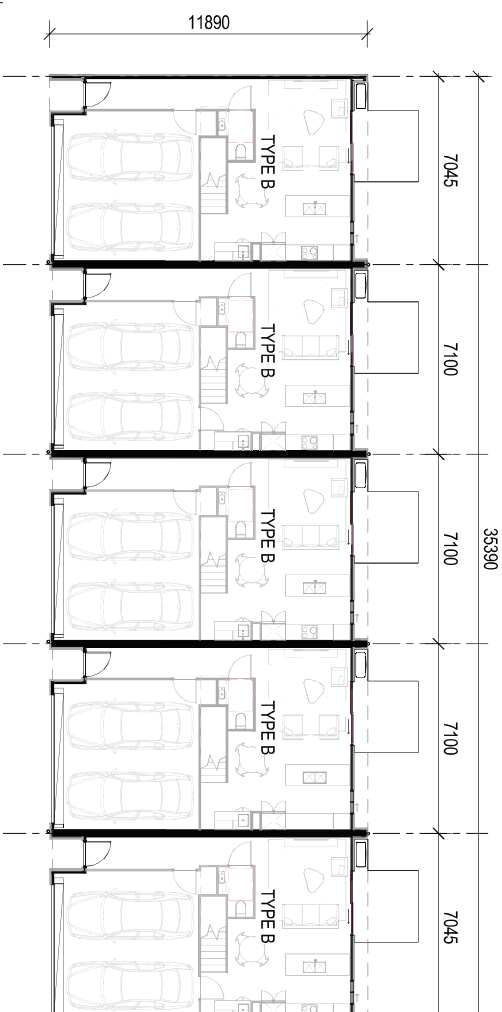
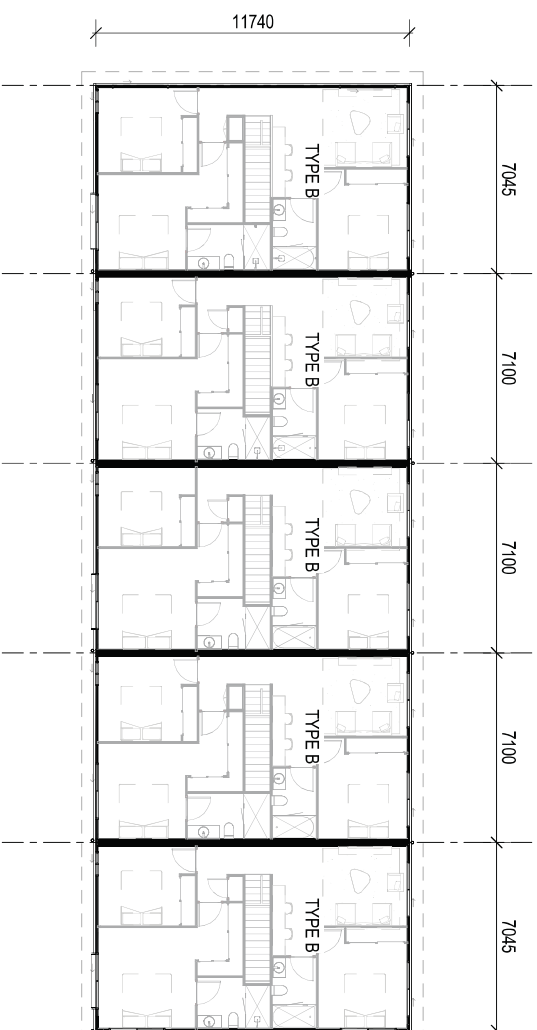
DA 4.22

26134

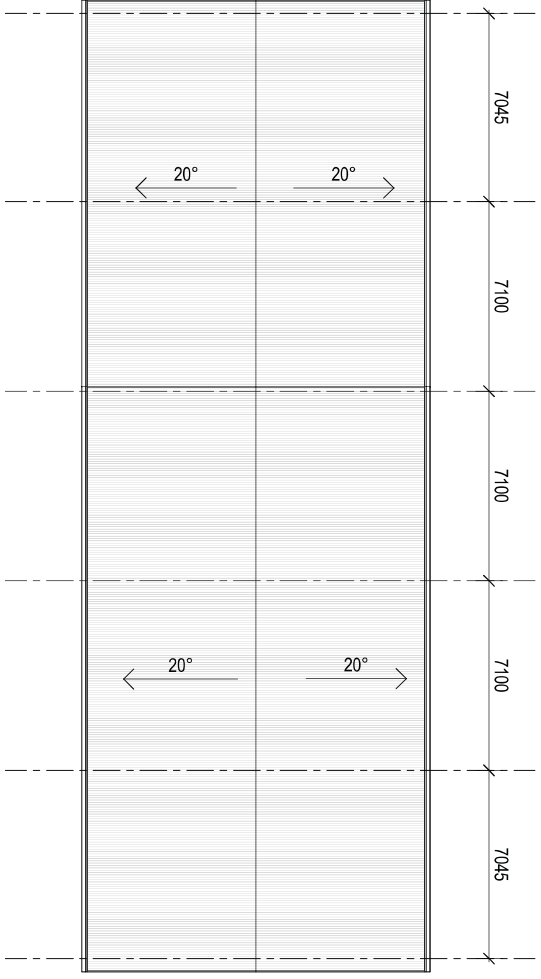
ISSUE B 1:200 @ A3

AUGUST 2026 34



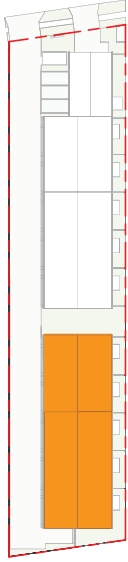


BLOCK 2- PLANS



ROOF PLAN

BLOCK 2- PLANS

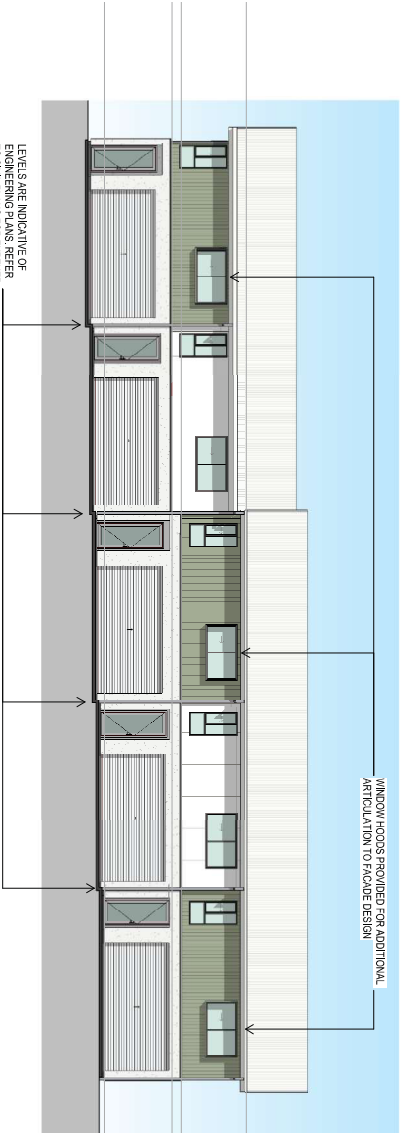




ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



JAMES HARDIE - SCYON
AXON OR SIM



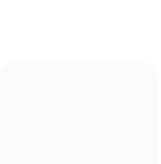
JAMES HARDIE - FINE
TEXTURE CLADDING



CONCRETE RENDER FINISH



COLORBOND ROOF
SHEETING



PAINT FINISH:
DULUX / COLORBOND
VIVID WHITE



PAINT FINISH:
DULUX / COLORBOND
SURFMIST



PAINT FINISH:
DULUX / COLORBOND
CUCUMBER CRUSH

MATERIALS

FINISHES

OR SIMILAR

DEVELOPMENT APPLICATION - INFORMATION RESPONSE PACKAGE

38 TIMOR AVE, LOGANHOLME QLD

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

MODE DESIGN CORP. PTY.

Not for construction. Do not scale off this drawing.

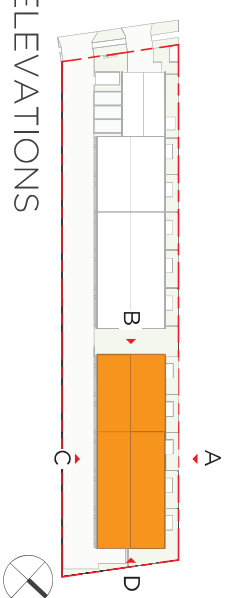
BLOCK 2 - ELEVATIONS

DA 4.25

26134

ISSUE B 1:200 @ A3

AUGUST 2026 37





AUSTRALIA

BRISBANE

Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
PO Box 348
Fortitude Valley QLD 4006
Australia
T +61 7 3253 9900
bne@modedesign.com.au

SYDNEY

Level 5
111-117 Devonshire St
Surry Hills NSW 2010
Australia
T +61 2 8396 9500
syd@modedesign.com.au

MELBOURNE

Level 4, 31 King St
Melbourne VIC 3000
Australia
T +61 3 8614 6600
mel@modedesign.com.au

DARWIN

T213, Level 2, The Avenue
12 Salomika St
Parap NT 0820
PO Box 93
Parap NT 0804
Australia
T +61 8 8941 5300
dwn@modedesign.com.au

PERTH

Level 2, 56 William St
Perth WA 6000
Australia
T +61 8 9213 9300
per@modedesign.com.au

GOLD COAST

**Suite 2 Level 1,
130 Bundall Rd
Bundall QLD 4217
Australia
T +61 7 5510 3471
gco@modedesign.com.au**

SUNSHINE COAST

Suite 2, 9 Capital Pl
Birlinya QLD 4575
PO Box 886
Buddina QLD 4575
Australia
T +61 7 5437 8574
ssc@modedesign.com.au

NEW ZEALAND

AUCKLAND

Level 3A, 23-25 Falcon St
Parnell, Auckland 1052
New Zealand
T +64 9 377 6565
akl@modedesign.co.nz