

Enquiry Phone: Brodie Byford 07 3412 5269
Property Key: 185800
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Please Quote: MCUI/47/2026
File Number: 1483738-1



13 August 2026

Sustainable Planning Pty Ltd
PO Box 716
Spring Hill QLD 4004

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/47/2026
PROPERTY ADDRESS: 33 BORAMBIL ROAD, SHAILER PARK QLD 4128
PROPERTY DESCRIPTION: LOT 369 RP 138512
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - DUAL OCCUPANCY**

In accordance with Part 3 (Information Request) of the Development Assessment Rules, Council in the role of the Assessment Manager, requests the following further information to be submitted for the assessment of the abovementioned development application.

1. GENERAL INFORMATION

Critical Concerns

- 1.1. The proposed development density significantly exceeds the intended density of the Low Density Residential zone - Large Suburban Precinct. Provide further justification on why the proposal should be supported despite the Logan Planning Scheme 2015 conflicts, including an assessment against the Strategic Framework. The applicant is also requested to identify any relevant matters that warrant support for the proposal despite the conflicts with the intended zone and precinct character.

Advice Note:

Council officers have significant concerns with the proposed Dual Occupancy as currently proposed. The purpose of the Large Suburban Precinct is to provide for a low-density suburban character, with a maximum density of 10 dwellings per hectare as per Overall Outcome 6.2.5.2(3)(f)(iv) of the Low Density Residential Zone Code. The proposed Dual Occupancy would result in a density outcome approximately double what is anticipated for the precinct. Given this officers have critical concerns the proposal will not achieve the intended character and density outcomes of the zone and could give rise to other similar developments that cumulatively undermine the intended zone and precinct character. The applicant is requested to provide further details on how these concerns can be addressed. As the proposal does not align with the density outlined within the Large Suburban Precinct, the application will be required to demonstrate how it complies with section 3.4.3.1 of the Strategic Framework and all other relevant assessment benchmarks of the planning scheme. The applicant is also requested to identify any relevant matters that may outweigh the conflict with the intended character and density outcomes of the planning scheme.

2. WATER DEVELOPMENT SERVICES

Water

- 2.1. Provide a water supply concept plan to demonstrate the intended servicing for the proposed second (dual occupancy) dwelling with the following information:

- 2.1.1. Clearly indicate the nominated connection point for the proposed second (dual occupancy) dwelling to the 150mm diameter water main located on the western side of Borambil Road and the proposed water meter location.

Advice Note: Logan Water metering guidelines state where a Dual Occupancy is approved on a single title lot, then each separate and independent detached or Class 1 dwelling shall have an independent water meter

Sewer

- 2.2. Provide a sewerage concept plan to demonstrate the intended servicing for the proposed development including the following information:

- 2.2.1. Clearly demonstrate the proposed property connection complies with SEQ D&C Code requirements showing 1.0m clear zone around the PC.

Advice Note: The proposed Dual Occupancy can connect to the existing house drainage within the single title lot.

3. 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.

4. 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.

For further information about this application please contact Brodie Byford on 07 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully

Simon Short
Planning Assessment Coordinator