

Your Reference: 251143
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 299358
Document Number: 19619639
Please Quote: MCUI/48/2026
File Number: 1485173-1



6 August 2026

Flynn Nune Developments 6 Pty Ltd (Trustee)
C/- Town Planning Alliance Pty Ltd
PO Box 7657
EAST BRISBANE QLD 4169

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/48/2026
PROPERTY ADDRESS: 31 BAHRS SCRUB ROAD, BAHRS SCRUB QLD 4207
PROPERTY DESCRIPTION: LOT 1 RP 162767
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE – CHILDCARE CENTRE**

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. INFRASTRUCTURE PLANNING – EXTRA PAYMENT CONDITIONS

- 1.1. The development is located partially or wholly outside of the Council's priority infrastructure area and is not planned in the local government infrastructure plan to be serviced by infrastructure. Infrastructure planning is required to demonstrate that the development is capable of being serviced by infrastructure. Council cannot be required to provide infrastructure to service the development. Council also has a discretion whether to accept external infrastructure being provided by an applicant to service the development. Should the infrastructure planning demonstrate that the development is capable of being serviced with infrastructure, Council will determine whether it is appropriate to impose an extra payment condition or negotiate an infrastructure agreement with the applicant.
- 1.1.1. The Applicant will be required to dedicate land for Bahrs Scrub Road and Bahrs Scrub Road / New Horizon Avenue, consistent with Council's concept plans for Bahrs Scrub Road;
- 1.1.2. The Applicant will need to undertake an intersection upgrade for Bahrs Scrub Road and New Horizon Avenue as per Council's concept plans. If the Applicant seeks to propose an alternative intersection design, the Applicant must undertake design works to demonstrate a safe and sufficient design can be achieved as part of the Traffic Impact Assessment (TIA);
- 1.1.3. The Applicant will need to undertake frontage works, including a footpath, for Bahrs Scrub Road (to an Urban Collector Single Carriageway standard) and New Horizon Avenue (to an Urban Access Road standard); and
- 1.1.4. The Applicant is required to extend the sewerage infrastructure within Bahrs Scrub Road through the development site to allow for connection to the upstream

catchment. This includes providing a sewer main and associated easement along the eastern boundary of the subject site.

2. PLANNING

Economic Need

- 2.1. The 'Childcare Needs Assessment' report submitted as part of the application will be subject to peer review. Following peer review, additional information may be sought by Council.

Plans of Development

- 2.2. Provide amended plans of development that show the following:

- 2.2.1. Boundary clearances measures to outermost projection (OMP);

Further advice:

The proposed plans appear to show boundary clearances measured to wall, noting that the proposed site plan does not include the proposed awnings or eaves.

- 2.2.2. Minimum boundary clearance to New Horizon Avenue in accordance with Acceptable Outcome (AO)3 of the Low density residential zone code;

- 2.2.3. Minimum two (2) metre wide landscape strip for dense planting along the eastern and southern boundaries in accordance with AO13.2 of the Childcare centre use code;

- 2.2.4. Landscaping located within the subject site and not the verge;

Further advice:

The submitted plans of development include landscaping (ground covers and scrubs) within the verge, to be maintained by Council. This arrangement is not supported. Any proposed landscaping must be sited within the bounds of the development site, to be maintained by the owner in perpetuity. Only street trees are permitted within the verge.

- 2.2.5. Coloured elevations / perspectives;

Further advice:

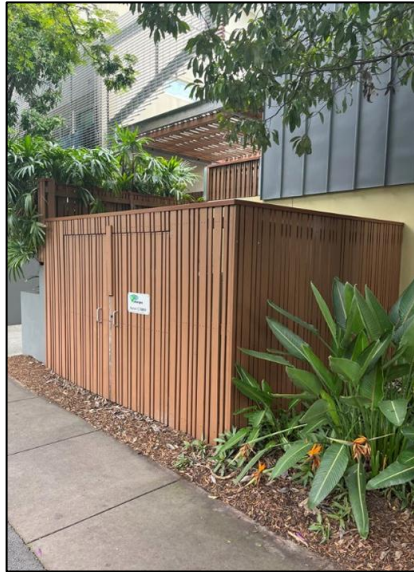
The submitted town planning report includes coloured renders; however, none have been included in the proposed plans of development.

- 2.2.6. Elevations of the proposed screening of the bin enclosure area;

- 2.2.7. Screening around the pad mount transformer (PMT) to screen it from the streetscape and adjoining premises;

Further advice:

Screening may include fencing with a maximum transparency of 50% or landscape screening. Refer to Figure 1 below for how this outcome may be achieved. Further information may also be found via the following link: [Development Adjoining Padmounts Guideline](#)

Figure 1:

- 2.2.8. Acoustic fencing combined with retaining walls no greater than 2 metres tall;

Further advice:

The development proposes a 2.1 metre tall acoustic fence along the eastern side boundary and a 2.5 metre tall acoustic fence along the southern rear boundary. This is inconsistent with the existing and intended residential character and is not supported. Any part of the acoustic fencing (combined with retaining walls) greater than 2 metres must be cantilevered with transparent materials to reduce the appearance of visual bulk onto adjoining premises.

- 2.2.9. Any proposed retaining walls greater than 1.5 metres in height are stepped a minimum of 1 metre horizontally for every 1.5 metres in height; and

Further advice:

The submitted preliminary bulk earthworks plans show a 2.19 metre tall single-tier retaining wall along the eastern side boundary which does not comply with section 3.3.6.2 of PSP 5 – Infrastructure or AO8 of the Infrastructure code. The proposal also does not achieve PO8 as it does not protect the visual amenity of the adjoining premises, noting that an additional 2.1 metre tall acoustic fence is also proposed on top of the retaining wall. Amended plans are required. Refer to item 6.2 for further engineering requirements.

- 2.2.10. Any required easements in accordance with the Infrastructure code and Planning scheme policy (PSP) 5 – Infrastructure.

Further advice:

The proposed plans identify Council infrastructure proposed within the subject site, including but not limited to a Council stormwater pipe along the eastern boundary.

Car Parking

- 2.3. Provide justification demonstrating how the proposal complies with Performance Outcomes (PO)2 and PO3 of the Servicing, access and parking code.
- 2.4. Provide amended plans that nominate the proposed shared visitor parking space / loading bay.

Further advice:

Signposting would be required to formalise the proposed shared arrangement, stating that the space is not to be used for visitor parking during non-peak periods such as 9am to 3pm.

3. LANDSCAPING

Concept Landscape Plan

- 3.1. Provide a concept landscape plan prepared in accordance with section 2.2 of Planning scheme policy (PSP) 5 – Infrastructure. The report must be prepared by a person who satisfies section 1.7(1)(b) of PSP5. The plan should include but not be limited to:

- 3.1.1. Sizes of proposed garden beds and landscaping areas;
- 3.1.2. Details of proposed landscape treatments, including species, pot sizes, quantities and planting densities;
- 3.1.3. Details of proposed fencing;
- 3.1.4. Details of any retaining walls exceeding 1 metre in height and that will face the street or public open space;
- 3.1.5. Details of proposed street trees within the Bahrs Scrub Road and New Horizon Avenue road reserves;
- 3.1.6. Screening to the Pad Mount Transformer to provide a high standard of visual amenity from adjoining lots and from New Horizon Avenue;
- 3.1.7. Shade trees in the car park in accordance with part 3.4 of Planning scheme policy 5 – Infrastructure; and

Further advice:

Part 3.4.6.6 of Planning scheme policy 5 – Infrastructure requires 25% of a car park area to be shaded. This calculation averages out to one 'medium size' shade tree per 2.5 car parking spaces.

- 3.1.8. Locations of all landscaping treatments within the subject site.

Further advice:

Landscaping treatments including ground covers and shrubs are not supported within the Bahrs Scrub Road and New Horizon Avenue road reserve(s) and should be removed.

Bio-retention Basin

- 3.2. Provide details of proposed species and densities for the proposed bio-retention basin.
- 3.3. Provide location and design of maintenance access point/s to the proposed bio-basin.
- 3.4. Provide further details demonstrating how the proposed bio-retention basin will be integrated within the childcare centre play area, including details of any fencing, barriers or other design measures proposed to prevent unintended access and ensure the safe operation of the play area.

Further advice:

The submitted response should clearly demonstrate how the bio-retention basin will be safely integrated into the childcare centre environment and designed to prevent unintended access by children. Details should be provided regarding any fencing, barriers, landscaping or other physical separation measures proposed. Consideration should also be given to potential safety risks associated with ancillary infrastructure, including gates, latching mechanisms, pad bolts and other fence hardware, to ensure they do not create impact, entrapment, pinch-point, climbing or laceration hazards within the play area. The response should demonstrate

that the design maintains a safe and functional outdoor play environment while enabling the ongoing operation and maintenance of the bio-retention basin.

4. ENVIRONMENT

Biodiversity Management Area

- 4.1. Provide a site plan identifying native trees/native habitat trees proposed to be removed.
- 4.2. Demonstrate how the proposed development achieves a net gain of native trees and/or native habitat trees by:

- 4.2.1. Provide GIS point source data of individual native trees and native habitat trees proposed to be removed and retained (where applicable) including supporting attribute data reflecting tree particulars as outlined in the tree schedule; and

Further advice:

Attribute data must include a measure of tree survey accuracy for each individual tree (i.e. +/- positional error in metres) and projected as MGA2020 Zone 56.

- 4.2.2. Agree to the payment of a monetary contribution in accordance with Planning Scheme Policy 3 of the Logan Planning Scheme 2015. Contact the Development Assessment branch of Logan City Council (DATechServices@logan.qld.gov.au).

Further advice:

Council officers note that vegetation clearing on the subject site is currently being assessed under development application RL/127/2025. As a development permit for this application has not been issued, vegetation clearing on site has not yet been reconciled and remains outstanding.

5. EMISSIONS

Acoustics

- 5.1. Confirm the proposed hours of operation, including servicing such as refuse collection.

Further advice:

The submitted acoustic report states that the proposed hours of operation are 6:30am to 6:30pm, Monday to Friday; however, the Traffic Impact Assessment states that refuse collection is proposed to occur outside of the Childcare centre's operating hours as the on-site parking area is required for manoeuvring by the refuse collection vehicle.

- 5.2. Provide an amended acoustic report that includes the following:

- 5.2.1. a figure showing the height and precise location of each proposed acoustic barrier;

Further advice:

Acoustic barriers higher than 2 metres (including retaining walls) are not supported from a visual amenity and planning perspective, as the subject site adjoins residential lots within the Emerging community zone. Accordingly, any acoustic barrier higher than 2 metres must be cantilevered and/or transparent.

- 5.2.2. Noise impact assessment on the existing childcare centre (C01) at 32 Bahrs Scrub Road, Bahrs Scrub using the residential amenity criteria, as the Childcare centre is located within the Emerging community zone;

- 5.2.3. A separate section demonstrating that the predicted cumulative noise levels at a height of 1.5 m, generated by the proposed development and excluding refuse collection activities, comply with Council's noise limits; and

Further advice:

As refuse collection and delivery activities associated with the proposed childcare centre are not expected to occur frequently, noise impacts from these activities may be assessed separately from the main acoustic assessment. Council will also impose appropriate conditions restricting refuse collection and delivery activities associated with the proposed childcare centre to daytime hours only.

- 5.2.4. Revise the noise isopleth plans to show the applicable noise limit lines.

6. ENGINEERING

Stormwater Quality

- 6.1. Demonstrate that maximum velocities across the filter media during both minor and major storm events do not exceed 1 m/s, referencing Equation 6 and Table 14 of the Bioretention Technical Design Guidelines.

Further advice:

As the proposed bioretention basin is relatively long and narrow, there are concerns regarding potential scouring. Therefore, it is required to demonstrate that the maximum velocities across the filter media under minor and major storms remain below 1 m/s as outlined in Section 5.6.5 of the Bioretention Technical Design Guidelines.

Earthworks

- 6.2. Provide amended earthworks drawings to reduce the maximum level differences along the eastern property boundary to 1.5 metres. Where this cannot be achieved, provide a setback equal to the full height of any retaining wall for any walls exceeding 1.5 metres in height along the property boundary in accordance with Section 3.3.6.2 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure.

Parking and Servicing

- 6.3. Update the Traffic Impact Assessment to include the PTT Queuing Practice note referred in the report.

7. TRAFFIC

Traffic and Transport

- 7.1. Provide an updated intersection layout plan for the proposed Bahrs Scrub Road / New Horizon Avenue intersection that addressing issues below:
- 7.1.1. Update the turning lane widths on both the eastern and western approaches to achieve a minimum lane width of 3.5m;
 - 7.1.2. Provide separate left-turn and through lanes on the western approach; and
 - 7.1.3. Submit details of any proposed retaining walls along the frontage of New Horizon Avenue and Bahrs Scrub Road, demonstrating that all retaining structures are wholly contained within the subject site boundaries and do not encroach into the road reserve.
- 7.2. The existing form of the Bahrs Scrub Road / New Horizon Avenue intersection does not incorporate any turn treatments. Given the anticipated increase in turning movements generated by the proposed development, further assessment is required to determine the need for additional intersection treatment:
- 7.2.1. A turn warrant assessment for the interim Bahrs Scrub Road / New Horizon Avenue intersection scenario; and

- 7.2.2. The SIDRA model file used to undertake the analysis of the Bahrs Scrub Road / New Horizon Avenue intersection presented within the Traffic Impact Assessment (TIA), to enable Council's review and verification of the assessment outcomes.

8. WATER AND SEWER

Water

- 8.1. Provide an amended concept servicing plan that allocates 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.

Further advice:

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 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.

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

Sewer

- 8.2. Provide an amended concept sewer servicing plan that extends Council's existing sewerage network in Bahrs Scrub Road along the eastern boundary of the subject site to the south-eastern corner for the control of the upstream easement. The sewer pipe must be located within an easement.

Further advice:

Performance Outcome (PO)2 of the Infrastructure code states that "Development:

- a. provides necessary infrastructure to service the development;*
- b. provides that the design, construction and location of necessary infrastructure:*
 - i. protects existing and planned infrastructure networks;*
 - ii. services proposed development;*
 - iii. integrates with existing and planned infrastructure networks;*
 - iv. delivers a standard of service that is efficient and equitable;*
 - v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement;*
 - vi. protects personal health, safety and premises;*
 - vii. protects environmental values."*

Council is not satisfied that the proposed sewer servicing strategy demonstrates compliance with PO2(b)(v). In particular, the proposal involves the construction of extensive sewer infrastructure, including deep sewer mains and approximately sixteen (16) new manholes Council considers that this approach is unlikely to minimise whole-of-life costs to the community, particularly when taking into account future maintenance requirements, access constraints, operational complexity and eventual asset replacement costs.

Furthermore, the proposed arrangement places an ongoing infrastructure burden on the upstream catchment through the introduction of multiple manholes and associated easements. Council considers that this outcome is inconsistent with the intent of PO2(b)(v) which seeks to minimise long-term infrastructure costs and maintenance obligations.

Accordingly, Council requests that the applicant investigate and provide an alternative servicing strategy with a sewer main aligned along the eastern boundary of the proposed development. The revised submission should include hydraulic modelling and supporting calculations demonstrating that the proposed solution can adequately control and convey flows from the upstream catchment.

Council's preliminary assessment indicates that such an approach may result in a more efficient and sustainable infrastructure outcome and minimise long-term costs for Council and other stakeholders. At this stage, Council does not require concept or detailed designs for upstream reticulation works; however, sufficient information must be provided to demonstrate the feasibility, functionality and hydraulic performance of the proposed alternative servicing strategy.

9. 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.

10. 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.

11. 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 the Assessment Manager, Tara Green, on 07 3412 4405 or via email on development@logan.qld.gov.au.

Yours faithfully

Lisa Heanue
Principal Planning Officer
Planning Assessment and Technical Services