

Enquiry Phone: Customer Service 07 3412 5269
Property Key: 201694
Document Number: 19630328
Please Quote: MCUI/49/2026
File Number: 1484465-1

6 August 2026

Ashnit K Property Pty Ltd
C/- Aspect Town Planning Pty Ltd
PO Box 2101
Graceville East Qld 4075

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/49/2026
PROPERTY ADDRESS: 58 TIMOR AVENUE, LOGANHOLME QLD 4129
PROPERTY DESCRIPTION: LOT 290 RP 118024
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - MULTIPLE DWELLING (10 TOWNHOUSES)**

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

Private Open Space

- 1.1. Provide amended plans demonstrating compliance with AO/PO6 of the Multiple dwelling, Rooming accommodation and Short-term accommodation code.

Further advice:

Provide 35m² of private open space for each unit, including TH5 and TH6. It is noted that while the private open space for courtyard for TH6 is noted to have a courtyard area of 26m² (as per the provided Town planning report and proposed plans of development), the landscaping plans indicate that the area to the north-east of the refuse storage area is part of the courtyard. It is recommended the application material be updated to include this area in the courtyard of TH6.

- 1.2. Provide further landscaping at the end of the internal driveway to soften and screen the retaining wall (greater than 1.5 metres in height).

Further advice:

Care should be taken to ensure than any additional landscaping does not compromise vehicle manoeuvring.

2. TECHNICAL SERVICES

Stormwater Quality – Infrastructure Agreement

- 2.1. Sign and return the provided Infrastructure Agreement and Owner's consent forms.

Please Note:

As per s110A of the Corporations Act 2001 Council allows the electronic signing and execution of Infrastructure Agreements. Proponents are advised they may digitally sign the Infrastructure Agreement so long as they comply with s110A(2) of the Corporations Act 2001.

The Infrastructure Agreement must be fully completed, dated and signed by the Proponent in order for execution by Council.

- In the circumstances the Proponent is a company, the Proponent must provide proof of delegation in accordance with the Corporations Act 2001 and be signed by the relevant office holders in accordance with the Act. Where the Proponent is a company, provide an ASIC search providing proof of the company's ACN. The ASIC search must have a date within 3 months of the proponent signing the IA.
- In the circumstances the Proponent is signing as a Trustee or under a Power of Attorney, a certified copy of the relevant authorising instrument must be provided with the Infrastructure Agreement.
- Where an owner providing consent for the Infrastructure Agreement is a company, provide an ASIC search providing proof of the company's ACN and that the signatories hold positions allowing them to sign such documents. The ASIC search must have a date within 3 months of the landowner signing the owner's consent;
- Where the owner providing consent for the Infrastructure Agreement is signing as a Trustee or under a Power of Attorney, a certified copy of the relevant authorising instrument (copy of Power of Attorney/ Deed) must be provided with the Owners Consent Form.

Additionally, the signed Infrastructure Agreement must satisfy the following criteria:

- Remove all highlighting from the document text;
- Where the Proponent is a company, provide an ASIC search providing proof of the company's ACN;
- The Infrastructure Agreements must be signed and dated as counterparts;
- The same rules in general apply for the owner's consent form.

Should the Proponent and/or Applicant require a physical copy of the executed Infrastructure Agreement please advise via a reply email and ensure the following:

- Return two (2) hardcopy signed original Infrastructure Agreements by mail or courier (while Council's Administration Building is open), unless the applicant agrees to receive an electronic copy;
- No binding / stapling - sleeved or paper clip only to allow for scanning;
- No image signature, photocopy signature or stamp signature – pen only;

Completed and executed Infrastructure Agreements must also be submitted electronically (by scanned copy saved in PDF) to Logan City Council via email Development@logan.qld.gov.au.

Once Council's delegate electronically executes the document, the completed electronic IA version will be issued to the applicant by email.

It should be noted that the physical signing process may include postal delays.

3. DEVELOPMENT ENGINEERING

Roadworks

- 3.1. Provide concept engineering plans showing road widening along the site's frontage to Timour Avenue that results in a 3.75 metre wide travel lane measured from the existing centre line, with mountable kerb and channel on the resulting edge of pavement alignment.

Further advice:

Alternatively, these works can be conditioned and detailed designs provided with an operational works application.

Servicing

- 3.2. Amend proposed architectural plans to show the dimensions of all proposed parking spaces.
- 3.3. Update the traffic report to provide swept path diagram/s certified by a Registered Professional Engineer of Queensland demonstrating that a 9.691m long MUDS refuse collection vehicle can enter, perform refuse collection operation and exit the site in a forward gear, making a maximum of one reversing manoeuvre.

Further advice:

It is noted that the swept path analysis for a 7.6m RCV vehicle is provided, however Council requires the development to be serviced by MUDS refuse collection vehicle. Further details of the MUDS RCV can be obtained in Table 2.6.6 of Planning Scheme Policy 9 – Waste management.

Earthworks

- 3.4. Provide a typical cross section of the proposed interface along the boundary shared with 12 Timor Avenue and identify how future maintenance will be undertaken.

Further advice:

A retaining wall in cut has been constructed within 12 Timor Avenue, and the proposed retaining wall is expected to result in a strip of land with limited maintenance access, depending on location of fences.

4. WATER DEVELOPMENT SERVICES

Water - Master Water meter and sub water meters

- 4.1. Amend the development layout to allocate a suitable land reservation for a Commercial Water Meter within the private lands generally in accordance with SEQ Code 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 proposed water meter assembly behind the fence is not acceptable.*
 - *Water meter assembly must be positioned outside the proposed carpark space.*
 - *There appears to be a discrepancy of the green space west of unit TH1 between the engineering layout and the architectural plan.*
- 4.2. Amend the Concept Civil Works Layout Plan to include details of the proposed master water meter arrangement for the multi-unit development. The concept plan must clearly show the master water meter configuration, including the size and material of the service main, meter size(s), and the connection details between the proposed service main and the existing water main. The design must be in accordance with SEQ Code Drawings SEQ-WAT-1111-1, SEQ-WAT-1110-10, and SEQ-WAT-1110-11.
 - 4.3. Amend the development layout to 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 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 and all other forms of obstructions and hazards (including accidental strike from vehicles).

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 Megan Bester on 07 3412 4905 or via email on development@logan.qld.gov.au.

Yours faithfully

Dale Schroeder
Principal Planning Officer
Planning Assessment and Technical Services