

INFORMATION REQUEST RESPONSE

2 September 2026

Logan City Council
Attn: Megan Bester
PO Box 3226.
Logan City DC QLD 4114

Dear Megan,

RESPONSE TO INFORMATION REQUEST – 58 TIMOR AVENUE, LOGANHOLME (APPLICATION REFERENCE – MCUI/49/2026)

In accordance with Section 13.2 of the *Development Assessment Rules* and on behalf of *Ashnit K Property Pty Ltd*, please find below a full response to the information requested by Council on the 6 August 2026 in relation to the above-mentioned development application.

The following detailed response extracts each part of Council's Information Request in *italicised* text and provides a corresponding response below:

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.

Response to item 1.1:

It is confirmed that the area to the north-east of TH6 forms part of the courtyard. The private open space area for TH6 now result in 35m² (refer to **Appendix 1**).

It is noted that the remaining townhouses retain the private open space areas as originally submitted. While the ground level courtyards are below the prescribed 35m², the numerical shortfall does not, in itself, result in an unacceptable private open space outcome. The proposed courtyards have been deliberately designed as well-proportioned, functional and readily accessible outdoor living areas that provide a genuine extension of the internal living spaces of each dwelling.

In particular, each ground level courtyard is directly accessible from the principal living area, providing a strong functional relationship between indoor and outdoor living areas. The courtyards are appropriately shaped and dimensioned to accommodate residential outdoor activities, including outdoor dining, seating and passive recreation, and are not compromised by narrow or irregular areas that would otherwise limit their usability. Therefore, despite the reduced overall area, the proposed courtyards remain practical and functional spaces capable of providing an appropriate level of private outdoor amenity for residents.

The ground level courtyards are supplemented by upper level balconies, providing residents with additional private outdoor areas and a choice of spaces for outdoor use. The assessment of private open space should therefore have regard to the overall quality, accessibility and functionality of the outdoor spaces provided throughout each dwelling, rather than relying solely upon whether the ground level courtyard achieves the prescribed 35m² numerical benchmark.

The proposed outcome is also consistent with the form of development previously accepted by Council within the surrounding area. In particular, the development approved under MCUI/37/2025 at 36 Timor Avenue, Loganholme represents a highly comparable development outcome, with the majority of approved ground level courtyards providing approximately 24m² of private open space (refer to Figure 1).

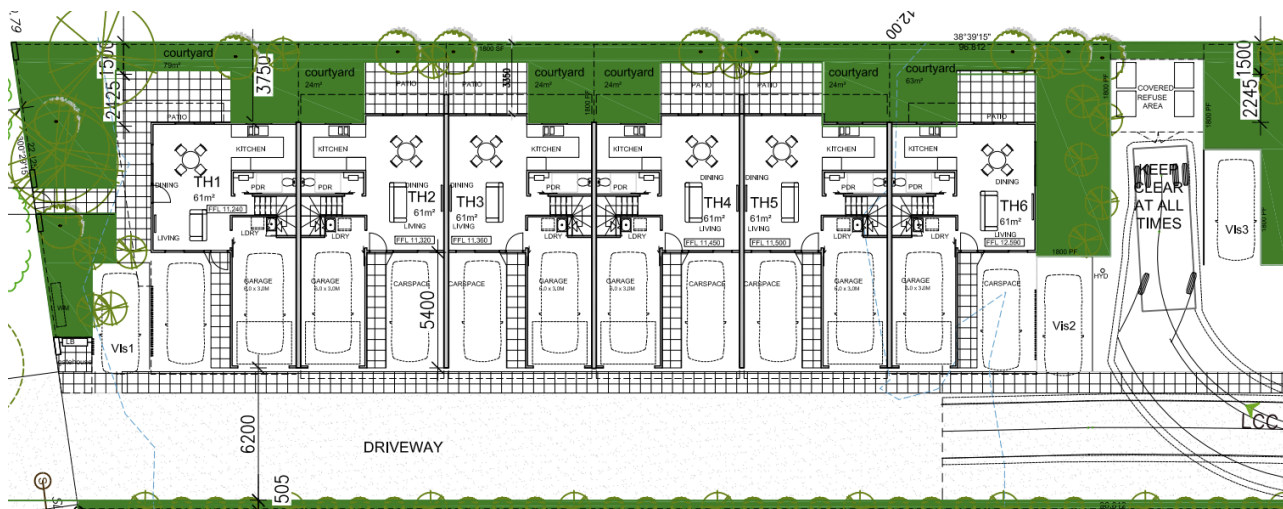


Figure 1: The approved development at 36 Timor Avenue, with 24m² courtyards.

By comparison, the proposed development provides ground level courtyards of approximately 26m², representing a greater area of private open space than that provided within this comparable development. This demonstrates that private open space below 35m² can nevertheless provide an appropriate and

functional residential amenity outcome where the spaces are suitably designed, located and integrated with the dwelling.

Accordingly, the variation from the 35m² benchmark is considered to be quantitative rather than qualitative. The proposed private open space areas remain appropriately located, directly accessible from living areas, well-proportioned and capable of accommodating meaningful outdoor recreation and living activities. When considered together with the additional balcony areas provided to the dwellings, the development provides residents with practical and usable private outdoor spaces and an appropriate standard of residential amenity. On this basis, the proposed private open space arrangement is considered to satisfy the intent of PO6 of the Multiple dwelling, Rooming accommodation and Short-term accommodation code, notwithstanding the numerical variation to the prescribed private open space area.

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).*

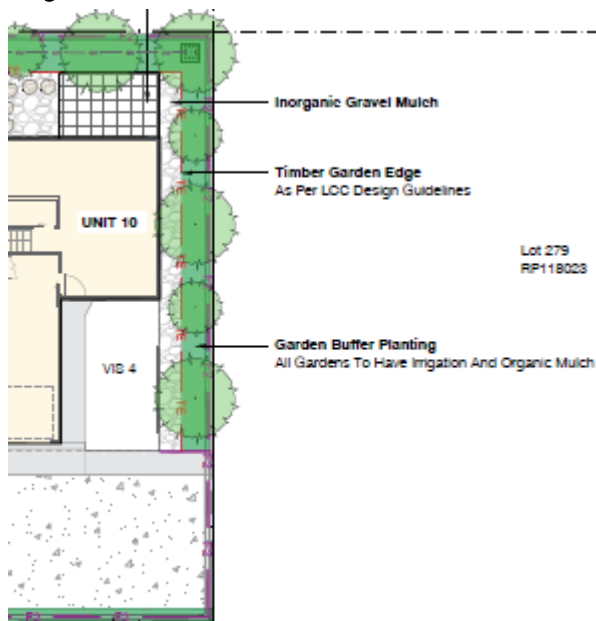
Further advice:

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

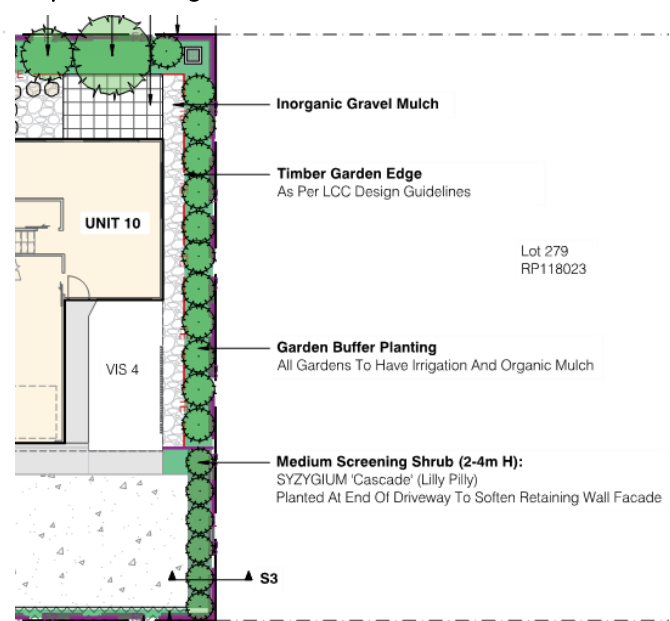
Response to item 1.2:

As shown in the comparison between the original submission and proposed changes, the extent of landscaping has increased along the rear to soften the retaining wall. Furthermore, 'Lilly Pilly' screening shrubs are now proposed, which will grow to a height of 2.0m to 4.0m, ensuring much of the retaining wall will be screened (refer to **Appendix 7**). It has been confirmed there will be no impact on maneuvering.

Original Submission



Proposed Changes



2. TECHNICAL SERVICES

Stormwater Quality – Infrastructure Agreement

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

Response to item 2.1:

A signed Infrastructure Agreement and Owners Consent is provided in **Appendix 2** and **3**.

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.

Response to item 3.1:

It is requested that these works be conditioned, with detailed designs, to be provided as part of 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.

Response to item 3.2:

The proposed parking dimensions are shown in the Table 1 below (and within **Appendix 4**).

The Traffic Engineer has conducted a design review of the car parking layout against the design guidelines within Australian Standards 2890.1 and Australian Standards 2890.2.

Tabel 1 – Carparking Layout Design Review (prepared by the Traffic Engineer)

Design Criteria	AS2890 Requirement	Proposed Design	Compliant
Parking Spaces			
Car Space Length - General	Min 5.4m	Min 5.4m	✓
Garage Internal Length – Single Vehicle	Min 5.4m	Min 6.0m	✓
Car Space Width – Resident / Employee	Min 2.4m	Min 2.4m	✓
Car Space Width – Visitors / Medium Turnover	Min 2.5m	Min 2.5m	✓
Garage Internal Width – Single Vehicle	Min 3.0m	3.0m	✓
Car Parking Door Opening Clearances	Min 0.3m	Min 0.3m	✓
Car Parking Manoeuvring Clearances	Min 0.3m measured 0.75m back from car space entry	Min 0.3m	✓
Roadways and Parking Aisles			
Minimum Car Parking Aisle Width	Min 5.8m	Min 6.2m	✓
Maximum Car Parking Aisle Length	Max 100.0m	Max 80.3m	✓

Response to item 3.3:

An updated Traffic Report has been provided in **Appendix 4**.

The proposed development accommodates on-site servicing for the abovementioned service vehicles. As detailed within the traffic report, the proposed parking layout is able to accommodate sufficient service vehicle design requirements for the abovementioned service vehicles.

Furthermore, the Traffic Engineer has undertaken a swept path assessment, which confirms the following:

- An SRV is able to safely and efficiently manoeuvre to, within and from the site ensuring a minimum 0.3m to any permanent obstructions, ensuring a forward-in / forward-out arrangement occurs;
- A MUDS RCV is able to safely and efficiently manoeuvre to, within and from the site ensuring a minimum 0.3m to any permanent obstructions, ensuring a forward-in / forward-out arrangement occurs.

Therefore, the proposed development servicing arrangements are considered acceptable.

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.

Response to item 3.4:

A typical cross-section has been provided with **Appendix 5**. Specifically, drawing number DA3-2.

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).

Response to item 4.1-4.3:

Concept Civil Works Layout Plans - DA3-1 and DA3-2 have been amended to include the master meter and submeter locations and arrangements, which have been coordinated with the architectural plans (refer to **Appendix 5**).

The information contained herein and attached provides a response to the matters raised in Council's Information Request. On behalf of the Applicant, we request that Council proceed with its assessment of the development application.

If you have any further queries, please do not hesitate to contact the undersigned on 0435 812 611.

Kind Regards,



Zoc Pankaluic

Aspect Town Planning Pty Ltd

e. zoc@aspect-tp.com.au

p. 0435 812 611

Enc. Appendix 1 – Proposed Plans
 Appendix 2 – Infrastructure Agreement
 Appendix 3 – Owners Consent
 Appendix 4 – Traffic Report
 Appendix 5 – Engineering Plans
 Appendix 6 – Engineering Report
 Appendix 7 – Landscape Concept Plan