

Your Reference: 82341
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 192896
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Please Quote: MCUI/59/2026
File Number: 1489195-1



15 September 2026

Li & Hu Investments Pty Ltd(Trustee)
C/- Fountron Planning
PO Box 2155
PADDINGTON QLD 4064

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/59/2026
PROPERTY ADDRESS: 239-241 EWING ROAD, WOODRIDGE QLD 4114
PROPERTY DESCRIPTION: LOT 10 RP 221198
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - WAREHOUSE**

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. PLANNING Design

- 1.1. Provide amended plans of development to achieve compliance with PO9 of the Mixed use zone code, including:
 - 1.1.1. Coloured elevations and perspectives, including a colours, materials and finishes palette
 - 1.1.2. Further variation in the treatment of the northern, eastern and southern façades.

Further advice:

The provided plans are in grey-scale and do not show any variation in colour or provide any information regarding proposed treatments and finishes. Furthermore, the northern, eastern and southern facades provide minimal variation and treatment and will remain largely visible, considering adjoining developments and access arrangements. Additional variation in materials, colours and treatments would assist in creating visual interest.

Ancillary office

- 1.2. Confirm the Gross Floor Area (GFA) of any ancillary office areas.
- 1.3. Provide justification against PO2 of the Mixed use zone code where the ancillary office area exceeds 40% of the GFA of a tenancy.

Further advice:

Supporting material indicates ancillary offices are anticipated within the tenancies and that these areas will not exceed 40% of the tenancy areas, however the provided plans do not clearly indicate the area intended to be used as ancillary offices. It is noted that the first floor

areas range from roughly 41-43% of the total tenancy GFA. Council officers are contemplative of ancillary offices forming 41-43% of the tenancy area, subject to further justification against PO2 of the Mixed use zone code.

Parking

- 1.4. Provide additional car parking spaces on site.

Further advice:

While it is acknowledged that the proposal complies with the parking rate prescribed in Table 9.4.7.3.2 of AO1 of the Servicing, access and parking code, concerns are held regarding the proposed parking arrangement. It is noted that each tenancy has a GFA marginally exceeding 100m² and that the layout appears to dedicate one parking space for the use of each tenancy, with two spaces provided for general and/or visitor use. It is also noted that both of these spaces are PWD spaces is required, while only 1 PWD space is required. While no information has been provided on the intended end users/tenants, each warehouse tenancy will likely involve more than 1 employee/worker and the proposed arrangement makes minimal allowances for visitors. As such, it is strongly recommended that applicant provide additional parking on site to cater to the operational needs of future tenants.

2. TECHNICAL SERVICES

Landscape treatments

- 2.1. Demonstrate how the proposed development will enhance the visual amenity of the premises by providing details of proposed landscape treatments within the garden beds along the front boundary including details of proposed landscape treatments, including species, pot sizes, quantities and planting densities.

Further advice:

Landscape treatments can be demonstrated on a concept landscape plan or on design plans.

Acoustic Information

- 2.2. Provide the proposed hours of operation, and any mitigation/attenuation strategies to minimise the impact of noise emissions onto both the surrounding commercial and residential uses. Outline if any external loading and/or unloading will occur and whether this is via manual handling or forklift use.

The detailed response is to address PO10 of the Mixed use zone code and demonstrate that the intended amenity of the surrounding zone is protected.

Further advice:

If the response does not adequately address PO10 of the Mixed use zone code or if night time or Sunday operations are proposed, then an acoustic report will be requested.

3. WATER DEVELOPMENT SERVICES

Water

- 3.1. Amend the Preliminary Services Layout Plan SK05-01 to provide following information:
- 3.1.1. Indicate the existing water meter/service location and any infrastructure to be decommissioned or relocated to service the development.
 - 3.1.2. Replace the existing AC main under the commercial driveway/crossover with a ductile cement lined pipe in accordance with SEQ Code.

- 3.1.3. Allocate a suitable land reservation for the proposed Commercial Water Meter within the private lands generally in accordance with SEQ Code Drawings SEQ-WAT-1111-1, SEQ-WAT-1111-10 and SEQ-WAT-1111-11.

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.

- 3.2. Submit a water supply analysis report to Council for approval to ensure that the proposed internal water reticulation meets Council's Desired Standards of Service (DSOS). The water analysis report must include a water reticulation schematic plan detailing sizes of proposed water mains.

Further advice:

The proposed development will require 30L/s fire flow. The existing water infrastructure servicing the site is a 100mm water main, which could require upgrade augmentations to the water supply network to attain the required 30L/s.

Contact Council's Water Development Services Program on 3412 4504 or waterda@logan.qld.gov.au for further information regarding modelling requirements and the provision of hydraulic models and relevant information to undertake any analysis.

4. 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.

5. 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.

6. 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