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Please Quote: MCUI/60/2026
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21 September 2026

H&G Jv Pty Ltd (Trustee)
C/- Urbis Pty Ltd
Level 2
64 Marine Pde
SOUTHPORT QLD 4215

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/60/2026
PROPERTY ADDRESS: 3733-3735 PACIFIC HIGHWAY, SLACKS CREEK QLD 4127
PROPERTY DESCRIPTION: LOT 6 RP 839894
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE – WAREHOUSE AND SHOWROOM**

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. CRITICAL CONCERNS – FLOODING

Council officers have critical concerns with the proposed development. Temporary Local Planning Instrument (TLPI) No.1/2024 commenced on Thursday 6 March 2025, giving effect to updated risk-based flood mapping and policy for Logan. The subject site is located, and development proposed within, the Low, Moderate and High flood risk areas and High flow area of the Flood hazard overlay, and therefore the Flood hazard overlay code (with TLPI No.1/2024) is an applicable assessment benchmark.

Acceptable Outcome (AO)1 and Performance Outcome (PO)1 of the Flood hazard overlay code states that development must be contained in a development envelope area located outside of the High flood risk area, unless where for a land use other than an accommodation land use or vulnerable activities if there is no increase to the existing building footprint. Furthermore, AO8.1 and PO8 of the code stipulate that new buildings and structures are not to be located in a High flow area.

The subject site is vacant, and the proposal seeks to establish more than 6,000m² of building footprint within the High flood risk area and High flow area and therefore does not comply with AO/PO1 or AO/PO8.

The requirements of AO/PO1 and AO/PO8 are repeated within the Overall outcomes and Purpose of the Flood hazard overlay code as follows:

1. *The purpose of the Flood hazard overlay code is to ensure development:*
 - a. ***avoids flood risk or where not possible to avoid, mitigates the exposure of people, property, infrastructure and the environment to a tolerable level of flood risk;***

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- b. *maintains the accessibility and functionality of Essential community infrastructure activities and Vulnerable use activities during and after all flood events;*
 - c. *improves the resilience of buildings to flood risk, while maintaining built form and amenity expectations;*
 - d. *supports safe, self-evacuation and does not increase the emergency management response or recovery burden;*
 - e. *increases the community's resilience to flood risk and minimises flood recovery time;*
 - f. **does not result in unacceptable flood risk to people, property, infrastructure and the environment;**
 - g. *minimises the exposure of people to isolation during flood events;*
 - h. *maintains the natural functions of the floodplain for the storage and conveyance of floodwaters and avoids adverse impacts on overland flow paths.*
2. The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:
- a. **Development in a High flood risk area identified on Flood hazard overlay map OM-05.04 does not expose people, property, infrastructure and the environment to intolerable flood risk by:**
 - i. **limiting development to the following compatible land uses where consistent with the intent of the underlying zone:**
 - A. *Rural activities other than Rural industry, Intensive animal industry or Intensive horticulture; or*
 - B. *Nature-based tourism and where involving accommodation, development is located outside of areas impacted by flash flooding and there are no habitable buildings permanently attached to the land; or*
 - C. *where in the Environmental management and conservation zone or Recreation and open space zone, a use other than an accommodation land use and, if involving Nature-based tourism, meets overall outcome 2(a)(i)(B); or*
 - D. **a use other than an accommodation land use or Vulnerable use activities, and there is no increase to the existing lawful building footprint; or**
 - E. *where associated with an existing lawful accommodation land use, there is no increase to the number of persons on the premises and there is no increase to the existing lawful building footprint;*
 - ii. **limiting reconfiguring a lot to:**
 - A. *realignment of boundaries where not materially increasing the exposure of new lots to a High flood risk area, unless for the purpose of a drainage or environmental reserve; or*
 - B. *creating an additional lot where the development envelope area is located outside of a High flood risk area, or the additional lot is only for the purpose of a drainage or environmental reserve;*
 - iii. *increasing the resilience of development to flood risk through building location, design and operations;*
 - iv. **maintains the existing conveyance function of the High flood risk area.**
 - h. **Development does not locate buildings or structures in a High flow area.**

The proposal also does not comply with specific outcomes 3.10.2.1(3)(a) or (b) of the Natural hazards and climate change theme of the Strategic framework:

3. *Development manages the risks associated with flooding by:*
 - a. *avoiding the exposure of people, property, infrastructure and the environment to an intolerable level of flood risk;*
 - b. *mitigating the risk to people, property, infrastructure and the environment to an acceptable or tolerable level;*
 - c. *maintaining the accessibility and functionality of Essential community infrastructure activities and Vulnerable use activities during and after all flood events;*
 - d. *maintaining the natural functions of the floodplain for the storage and conveyance of flood waters, and avoiding adverse impacts on overland flow paths;*
 - e. *supporting safe self-evacuation and not increasing the emergency management response or recovery burden;*
 - f. *increasing the community's resilience to flood risk and minimising flood recovery time;*
 - g. *improving the resilience of buildings while maintaining built form and amenity expectations;*
 - h. *minimising the exposure of people to isolation.*

In consideration of the above, the proposed development does not comply with the Flood hazard overlay code or the Strategic framework, and therefore conflicts with the planning scheme in its entirety.

On this basis, Council officers intend to recommend the application for refusal if not withdrawn prior, or otherwise significantly amended to comply with the Flood hazard overlay code:

- 1.1. Provide amended plans of development that show the following:
 - 1.1.1. the development relocated and contained within a development envelope area outside the High flood risk area in accordance with AO/PO1 of the Flood hazard overlay code; and
 - 1.1.2. no buildings or structures within the High flow area in accordance with AO/PO8 of the Flood hazard overlay code.
- 1.2. Provide an amended Hydraulic Impact Assessment to include modelling of flood events and afflux in accordance with Planning Scheme Policy 10 – Flood.
- 1.3. Provide amended engineering plans that include the total volume of cut and fill proposed below the 1% AEP level on the site.
- 1.4. Provide information regarding the stormwater quantity and quality infrastructure to demonstrate compliance with AO/PO27 – AO/PO29 of the Flood hazard overlay code.

2. PLANNING

Plan of Development

- 2.1. Provide amended plans of development that include the following:
 - 2.1.1. identify what parts of the development and associated gross floor area (GFA) are proposed as Showroom;

Further advice:

Where the Showroom incorporates any ancillary office component, provide a breakdown of the respective floor areas and clearly identify each use on the plans.
 - 2.1.2. identify the proposed tenancies in consecutive numeric ordering;

Further advice:

The submitted Town Planning Report proposes 10 tenancies, and the proposed plans show 9 tenancies labelled Tenancy 1 to 17.

- 2.1.3. variation in the form of steps and projections and variation in colours, materials and finishes to break up the bulk and visual mass of the building and create visual interest;

Further advice:

PO12 of the Specialised centre zone code stipulates that the proposal must contribute to the streetscape with high articulated design and detailing, including a well-articulated façade and incorporating detailed design measures for visual aesthetics. The proposed building, particularly the north-eastern façade orientated towards the streetscape, lacks variation through the floor plan or vertical profile and presents as a bulky block-shaped built form. The only noted variation through the primary façade is the nominal step-in for the Tenancy 1 entrance and change in cladding from beige to white. This does not provide the required variation to provide a well-articulated building and demonstrate compliance with the design requirements of the zone code. Amended plans are required.

- 2.1.4. a defined pedestrian entrance to Tenancy 1;

Further advice:

PO12 of the zone code requires a high-articulated built form that integrates with the street and provides a human scale at the ground floor. Furthermore, PO15 of the zone code states that vehicle entrances and parking are designed to minimise disruption to the pedestrian environment and reduce visual impact on the streetscape. The bulk of the proposed building and façade and lack of a safe pedestrian route from the footpath or car park to the building entrance does not achieve this. Amended plans are required.

- 2.1.5. remove the 2-metre-tall masonry wall in the north-western corner of the site and provide a bin enclosure area that complies with Planning Scheme Policy (PSP) 1 and PSP 9;

Further advice:

AO6.1 and 6.2 of the Infrastructure code and PSP 9 state that storage areas for bulk bins must be contained in an enclosure, screened for amenity, and located to minimise noise and adverse impacts, such as odour, to neighbouring properties. The proposed masonry wall does not achieve this. Furthermore, it limits casual surveillance opportunities and creates a potentially vulnerable place which does not comply with PO16 of the Specialised centre zone code or PSP 1.

Amended plans are required.

As the development proposes 3,000L bins, section 2.2(3) and 2.5(3) of PSP 9 stipulate that the bins must be positioned so that the front lift refuse collection vehicles can drive directly up to the bins without them being relocated. The driver should not have to alight from the vehicle to move the bin into position, and the enclosures for these bins must be designed to not inhibit access by the refuse collection vehicle.

- 2.1.6. perspectives illustrating the interface between the proposal and rear adjoining residential lots, with particular reference to the height of suspended slab and acoustic fencing;

Further advice:

The proposed development adjoins residential lots and presents multiple loading docks towards these adjoining premises, which does not comply with AO18 of the Specialised centre zone code. Furthermore, the combined height of the suspended slab and acoustic fencing presents a significant height and bulk towards these adjoining premises. As such, Council officers have concerns that the proposal will adversely affect the visual amenity and residential amenity of the adjoining lots. The Applicant may want to consider what other design elements can be changes to reduce the visual impact to the rear, such as relocating the loading area and incorporating Perspex in the acoustic fencing design.

- 2.1.7. incorporation of design measures to reduce the visual impact of the combined retaining wall and 2-metre-tall acoustic fence in the north-eastern corner, with particular reference to how the structure interfaces with the street;

Existing Bus Stop

Further Advice:

- 2.2. *The proposed development seeks to provide a new driveway crossover to the Pacific Highway Service Road, immediately to the south-east of an existing bus stop (Stop ID: 311031). As such, vehicles entering/exiting the site may conflict with the bus set-down area. Accordingly, third party advice will be requested from Translink.*

CPTED

- 2.3. Provide a site plan analysis to demonstrate how the proposal utilises crime prevention through environmental design principles to support safety in accordance with Performance Outcome (PO) 16 of the Specialised centre zone code, specifically regarding the following areas of the development:
- 2.3.1. The lower parking level and adjacent pedestrian stairwells, bicycle parking and lobby; and
- 2.3.2. The undercroft area.
- 2.4. Confirm if any security gates are proposed.

Further advice:

If security gates are proposed, the plans of development must be amended to clearly show the proposed locations and associated access mechanisms.

Infrastructure Charges

- 2.5. Provide amended plans which clearly identify the total impervious area associated with the development, expressed in square metres (m²).

3. LANDSCAPING

Concept Landscape Plan

- 3.1. Provide an amended landscape plan that shows:
- 3.1.1. the proposed species and overall planting densities to be achieved within the 10-metre landscape buffer in the western extent of the site. Tree species within these areas must be able to adequately screen the development;
- Further advice:
- Any planting within this area must be consistent with any waterway rehabilitation proposed.*
- 3.1.2. the proposed species and maintenance proposed for the landscape screening along the northern and southern boundaries;

Further advice:

It is unclear how the landscape screening can be achieved within the narrow garden beds where the species is not specified and what maintenance would be required.

- 3.1.3. the location and design of any proposed fencing (including the acoustic fence);
- 3.1.4. removal of *Murraya Paniculata* from the species list, as it's listed in Council's Biosecurity Plan; and
- 3.1.5. the proposed screening to reduce the visual impact of the pad mount transformer (PMT).

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:



4. ENVIRONMENT

Biodiversity Management Area

- 4.1. Demonstrate how the proposed development achieves a net gain of native vegetation/native trees/native habitat trees. This must be achieved by either a restoration offset (replanting) onsite or an external financial offset.
 - 4.1.1. If a restoration offset is proposed, provide an amended site plan showing:
 - 4.1.1.1. quantity of proposed restoration; and
 - 4.1.1.2. rehabilitation locations.
- 4.2. Alternatively, if an external financial offset is proposed, 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 via email to Development@logan.qld.gov.au.

- 4.3. Provide an amended drawing titled 'Clearing plan' which removes all vegetation which is not proposed to be cleared outside the boundaries of the lot.

Further advice:

The proposed clearing plan identifies several trees located outside the subject lot that are not being assessed as part of this application. These trees are located within the Primary vegetation management overlay area and, should their removal be required, they may be subject to offset requirements. If these trees have been included on the plan for completeness, they should either be clearly identified as retained or removed from the plan altogether. This will ensure the clearing plan clearly and accurately depicts the extent of approved clearing and the vegetation proposed to be included in any offset calculation.

Waterway corridor

- 4.4. Provide an amended ecological report, that shows proposed enhancements to the waterway corridor. This must include a planting plan and species list which is suitable for waterway/wetland environment.

Further advice:

Planting should be consistent with any required landscape screening along the western boundary. The planting palette should incorporate a mix of groundcovers, shrubs, and trees suitable for an aquatic or riparian environment.

5. ENGINEERING

Emissions

- 5.1. Provide an amended acoustic report that addresses the following:
- 5.1.1. Separately identify and assess Sunday background noise levels in accordance with the requirements of Planning Scheme Policy (PSP) 3. The revised assessment is to utilise Sunday monitoring data and demonstrate compliance with the applicable noise criteria for the proposed 24/7 operating hours;
 - 5.1.2. Review and justify the noise source inputs adopted within the noise model (Table 4). The revised assessment must:
 - 5.1.2.1. review articulated truck movements, including truck airbrake operation, and apply any required impulsive noise corrections;
 - 5.1.2.2. confirm whether forklifts operating on-site are, or may be, fitted with reversing alarms and, where applicable, include these noise sources within the assessment; and
 - 5.1.2.3. review and justify the adopted noise levels for the 'People/Staff Talking Outside' source, including the apparent discrepancy whereby the daytime noise level is lower than the corresponding levels adopted for other assessment periods.

Stormwater Quality

- 5.2. Provide a copy of the MUSIC model via email to Development@logan.qld.gov.au to verify the proposed treatment train.
- 5.3. Provide an amended stormwater management plan that shows the following:
- 5.3.1. clarify the number and location of all proposed OceanGuard devices; and
 - 5.3.2. demonstrate how the nominated treatment devices are accommodated within the drainage network.

Further advice:

The proposed treatment train indicates that ten (10) OceanGuard treatment devices are proposed; however, only three (3) OceanGuard devices are identified on the plan (Drawing No. SK4, Revision A).

Stormwater Quantity

- 5.4. Demonstrate the existing stormwater pipe has sufficient capacity to cater for Q10 storm event.

Further advice:

The As Con drawing shows that the spare capacity is only 215L/s; however, the mitigated post development flows in Q10 is 293L/s.

- 5.5. Clearly indicate on the pre and post development catchment plans the extent of undevelopable area.
- 5.6. Provide the input parameters for the stormwater model in the stormwater management plans.
- 5.7. Validate the stormwater model using Rational Method.

Access and Servicing

- 5.8. Provide a loading bay for an Articulated Vehicle (AV) as the relevant design vehicle to comply with the Servicing, access and parking code.

Traffic / Transport

- 5.9. Provide an amended Traffic Impact Assessment (TIA) to show the impact of the proposal impact on the road network from the year of opening and 10 years after the year opening of the final stage of development:
- 5.9.1. provide details of all traffic works required to ensure the safe and efficient movement of all road users both at the development boundaries including a turn warrant assessment, and where the development impact exceeds 5% of the background traffic, at nearby intersections.
- 5.10. Provide amended plans of development to include a signage and line-marking plan that clearly identifies the southern access crossover as left-in entry only and the northern access crossover as left-out exit only.

6. WATER AND SEWER

Water

- 6.1. Provide an amended Concept Sewer and Water Plan that includes the following information:
- 6.1.1. Indicate the existing DN200 Asbestos Cement (AC) water main under the proposed driveway/crossover will be replaced with a hydraulically equivalent iron cement lined water main (DICTL), at no cost to Council; and
- 6.1.2. Allocate a suitable land reservation for the proposed Master Water Meter within the private land 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.

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

- 6.2. Provide a detailed survey plan prepared by a registered surveyor showing the accurate location of the sewer main and the sewer connection (up to and including the sewer connection inspection opening). These plans shall show sewer main invert levels and will utilise Quality level B data at minimum and will utilise field survey data sourced independently and not Council's records.

Further advice:

The location of the existing sewer assets and the clearances between them and the proposed development needs to be considered to ensure that the sewer is appropriately located and that the proposed development is located suitably clear of the sewer in compliance with the Queensland Development Code MP 1.4 and SEQ WS&S D&C Code.

This is essential information to ensure that the proposed development does not adversely impact the existing sewer infrastructure or compromise Council's ability to access, maintain or replace the sewer.

- 6.3. Provide an amended Site Plan and Concept Sewer and Water Plan that shows the following:

- 6.3.1. The surveyed location of the sewer main and associated sewer property connection;
- 6.3.2. a minimum 5 metre clearance from all parts of the building to the vertical plane along the centreline of the existing sewer main, in accordance with QDC MP 1.4;

Further advice:

The proposal should provide Council with sufficient area and access to be able to replace the existing sewerage main without impacting the integrity of the proposed building.

- 6.3.3. no building or structure within/encroaching into the required sewerage easement in accordance with SEQ WS&S D&C Code;
- 6.3.4. a minimum horizontal clearance of one (1) metre in all directions from the sewer connection;
- 6.3.5. a 1-metre-wide access easement along the side boundary to facilitate the access to the existing sewerage manholes located at rear of the site. No building or structure shall be constructed within/encroach into the access easement;
- 6.3.6. a minimum clearance of 1.5 metres in all directions from the centre of any manhole covers that is open to the sky;
- 6.3.7. Identify the existing sewer property connection and confirm whether it is proposed to be retained, removed or otherwise relocated;

Further advice:

Any redundant sewerage property connections within the site or servicing the development must be capped and sealed by Council at the applicant's cost.

- 6.3.8. Provide a DN150 sewer property connection to service the proposed development in accordance with the SEQ WS&S D&C Code;
- 6.4. Depending on the clearance between the proposed building and the existing sewer infrastructure, cross-sectional drawings prepared by an RPEQ Civil Engineer may be

required to demonstrate that the proposed building and foundations will not impose additional loads on the sewer infrastructure or adversely affect Council's ability to access, maintain, repair or replace the asset. Where required, the cross-sections must demonstrate compliance with Queensland Development Code MP 1.4 and include, as a minimum:

- 6.4.1. the sewer main location and invert level, determined from Survey Quality A (pothole) survey information. Additional survey depth may be required where the sewer main invert cannot be verified;
- 6.4.2. the location of the proposed building and associated foundations;
- 6.4.3. existing and proposed surface levels above and adjacent to the sewer infrastructure;
- 6.4.4. the reduced level (RL) at the underside of the foundation;
- 6.4.5. the depth of the foundation;
- 6.4.6. the extent of the foundation zone of influence, extending a minimum of 300 mm below the verified sewer main invert level; and
- 6.4.7. horizontal clearances between the proposed building/foundations and the sewer infrastructure, demonstrating compliance with the performance requirements of QDC MP 1.4.

Reverse Amenity Odour Impact Assessment Report

- 6.5. Provide a revised odour impact assessment report that contemplates the proposed development layout and demonstrates that an appropriate level of amenity can be achieved for future occupants. The assessment must identify any necessary odour mitigation measures and demonstrate how the proposed development will be protected from potential odour emissions associated with the operation of the adjacent Alfred Street Sewer Pump Station.

Further advice:

A Reverse Amenity Odour Impact Assessment Report was commissioned by Council in 2024 for development application MCUI/2/2023 (Office and Food and Drink Outlet). Due to the revised site layout proposed under the current application, and the reduced separation distance to Council's existing Alfred Street Sewer Pump Station (SPS), a heightened risk of odour impacts has been identified.

7. 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.

8. 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.

9. 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