

Your Reference: 4906
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Property Key: 188801
Document Number: 19072302
Please Quote: MCUI/61/2025
File Number: 1453167-1



9 December 2025



MJA Family Group Pty Ltd (Trustee)
C/- Somerville Consultants
PO Box 1198
SPRINGWOOD QLD 4127

Attn: Liam Keefer

Dear Sir,

INFORMATION REQUEST

APPLICATION NO: MCUI/61/2025
PROPERTY ADDRESS: 47 RANDALL STREET, SLACKS CREEK QLD 4127
PROPERTY DESCRIPTION: LOT 112 RP 129973
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - LOW IMPACT INDUSTRY AND MEDIUM IMPACT INDUSTRY**

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 CONCERN – LAND USE INTERFACE

Council Officers have critical concerns with the proposed development due to the lack of acoustic and emissions reporting. The applicant has not demonstrated how the proposal will result in an acceptable land use interface between the proposed industrial uses and adjoining residential premises to the south. The applicant is strongly encouraged to address Item 3 of this Information Request with a full suite of the requested reporting and amend the proposal as necessary to ensure the proposal does not result in adverse amenity impacts on surrounding residential uses. Should this reporting demonstrate adequate protection of residential amenity, it is recommended that all items of this Information Request be addressed.

2. PLANNING

Application Assessment

2.1. Amend the town planning report to correctly assess the proposal, including providing an assessment against the Strategic framework of the Logan Planning Scheme 2015 and any other relevant matter in accordance with section 45(5) of the *Planning Act 2016*.

Advice Note: At present, the code responses identify compliance with AO1 of the Mixed use zone code. However, the proposal does not comply AO1, PO1, PO6, or Overall Outcome 6.2.10.2(3)(d)(i), (ii) and (viii) of the Mixed use zone code. Further, as the application requires Impact assessment, an assessment against the Strategic framework must be completed and relevant matters may be presented for consideration of the Assessment Manager.

Council Officers have reviewed the proposal and consider that the development will, at present, result in unacceptable impacts to adjoining residents. Accordingly, the development is considered to conflict with the Strategic framework relevant to ensuring the protection of residential amenity from impacts associated with the development.

Building Works

- 2.2. Provide an overview of all works external to the building which are proposed; and
- 2.3. If works are proposed, demonstrate how the proposal will comply with AO7, AO8, PO9, PO19, PO20 and PO21 of the Mixed use zone code.

Advice Note: In the code responses, the applicant has stated there is no change to the built form. However, the Town Planning Report identifies that some works such as soundproofing and new building classification certification will be required. These works may alter the external appearance of the building.

Acoustic Fence

- 2.4. Provide details regarding the height and treatment of the proposed acoustic fence.

Advice Note: The applicant states an acoustic fence is proposed at the south of the property. This may replace existing fencing. This fence is visible from adjoining road reserve and residential premises to the south. The applicant must demonstrate how any adverse visual impacts to residents will be mitigated.

3. TECHNICAL SERVICES

Air Quality Assessment Report

- 3.1. Provide an air quality assessment report to demonstrate compliance with Planning Scheme Policy 3—Environmental management 3.2 Emission and immission standards Logan Planning Scheme 2015. The report must include:
 - 3.1.1. air emission estimations using appropriate standards (eg. NPI (National Pollutant Inventory and US EPA Emissions Estimation Techniques) of all relevant pollutants (eg. Volatile Organic Compounds -VOC's); and
 - 3.1.2. dispersion modelling through a Queensland EPA approved air quality modelling system (eg. AUSPLUME dispersion model, CALPUFF etc); and
 - 3.1.3. an assessment of the ground level concentrations against the relevant air quality standard, with recommendations on emission reduction methods where considered appropriate.

Acoustic Information

- 3.2. Provide a noise assessment report to demonstrate compliance with Planning scheme policy 3—Environmental management 3.2 Emission and immission standards Logan Planning Scheme 2015. The report must include:
 - 3.2.1. Measured background noise levels of the surrounding area in accordance with the Noise Measurement Manual 2020. The background noise levels require measurement during the expected hours of operation (a minimum 72-hour period which must be calibrated/correlated with appropriate on-site noise monitoring observations/samples and include separate weekend monitoring if the proposed use is to be over this period); and
 - 3.2.2. Detailed information on the potential noise impacts and sources associated with the proposed development (e.g. proposed operating hours, noise from vehicle movements (including any heavy vehicles), car park use, noise from plant,

equipment etc). Include details of anticipated noise levels and when applicable, the adjustments for tonality and/or impulsiveness. Include all calculations in the report; and

- 3.2.3. The site layout and how noise impacts can be addressed through site design. Include any noise attenuation measures to eliminate and/or minimize noise impacts.

Advice Note: The noise impact assessment report must be prepared in accordance with Planning Scheme Policy 3 – Environment, and the Department of Environment, Tourism, Science and Innovation’s (DETSI’s) Noise Measurement Manual (2020). Adjustments for tonality and impulsiveness to be included in accordance with AS1055.1-1997 Acoustics - Description and measurement of environmental noise. As per AS1055.1, depending on the onset rates and level differences of impulse noises, an adjustment of up to 10dB will be required to assess the impacts of impulse noises. Also, the cumulative noise levels at the boundary of the premises must comply with the POS 3 noise limits.

Hazardous Chemicals

- 3.3. The current response to AO5 and AO6 of the Management of emissions and hazardous activities code indicates “not applicable.” However, panel beating and spray painting typically involve the use of resins, adhesives, paints, and waste oils, all of which are classified as hazardous chemicals. Please review the response in relation to the Management of emissions and hazardous activities code.

Advice Note: If the response remains “not applicable,” the application will be conditioned to prohibit any storage of these substances. This may have implications for the proposed use.

4. DEVELOPMENT ENGINEERING

Parking

- 4.1. Provide an amended site plan which identifies the breakdown of GFA and correctly calculate the number of carparks required by AO1 of the Servicing, access and parking code.
- 4.2. Where AO1 of the Servicing, access and parking code is not complied with, provide justification against PO1.
- 4.3. Amend proposed plans to show the number, location and dimensions of proposed parking spaces.

Advice Note: Table 9.4.7.3.2 identifies a different carparking rate between Low impact industry and Medium impact industry. Because of this, the 10 carparks suggested by the applicant in the code response to the Servicing, access and parking code is not correct. AO1 also requires provision of a loading bay. Further, the applicant has not indicated any compliant carparks in accordance with AS2890.1.

Servicing

- 4.4. Provide details of the servicing arrangements for the site, including the location of any loading area, and swept path diagrams for the relevant design vehicle, demonstrating vehicles can enter and exit the site in a forward gear.

Advice Note: The Servicing, access and parking code identifies a Heavy Rigid Vehicle as the design vehicle for a low / medium impact industry use. It is anticipated that the proposed use would include receipt of deliveries and towed vehicles as well as collection of refuse.

Bicycle Parking

- 4.5. Identify where two bicycle parks are proposed in accordance with AO6 of the Servicing, access and parking code.

Advice Note: The applicant's code responses identify that the development is proposed to comply. However, there is no indication of the location of the bike parking on the proposed plans.

5. WATER DEVELOPMENT SERVICES

General

Location of existing services

- 5.1. Undertake service location to accurately locate the existing sewer main within the lot. The service location must be undertaken by a competent certified service locator and surveyor to a minimum Quality Level B classification pursuant with AS5488.

Site Plan

- 5.2. Update the site plan with the following information:
- 5.2.1. The exact location of the Council sewer including property connections with relevant details, invert levels and dimensions.
 - 5.2.2. All relevant offset distances from any existing sewerage infrastructure to any/existing proposed structure to be clearly indicated.
 - 5.2.3. Any sewerage infrastructure to be decommissioned or relocated to service the development.
 - 5.2.4. Any easements required over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).

6. 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.

7. 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.

8. 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 Harrison Scott on (07) 3412 4604 or via email on harrisonscott@logan.qld.gov.au.

Yours faithfully,

Dale Schroeder
Principal Planning Officer
Planning Assessment and Technical Services