Enquiry Phone: Customer Service 07 3412 5269
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Please Quote: MCUI/61/2026
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21 September 2026

Energex Limited
26 Reddacliff St
NEWSTEAD QLD 4006

INFORMATION REQUEST
APPLICATION NO: **MCUI/61/2026**
PROPERTY ADDRESS: **2-12 GLYNTON ROAD, RIVERBEND QLD 4280, 14 GLYNTON ROAD, RIVERBEND QLD 4280**
PROPERTY DESCRIPTION: **LOT 1 SP 239500, LOT 2 SP 351565**
APPLICATION DESCRIPTION: **SUBSTATION**

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

1.1. Provide a fencing plan as follows:

1.1.1. Indicate the location of all proposed fencing associated with the development;

1.1.2. Indicate what material fencing will be constructed from; and

1.1.3. Include elevation plans and updated visual diagrams demonstrating how the proposed fencing will be viewed from the roads and adjoining residences.

1.2. Provide a detailed coverage map that clearly identifies the intended coverage area associated with the proposed facility at the subject site.

Further advice:

'Figure 3 - Existing Network within the Supply Area' does not provide sufficient detail regarding the proposed service that will be delivered compared to the existing network. Ensure that the map includes a legend.

2. AMENDED CONCEPT LANDSCAPE PLAN

2.1. Provide an amended Concept Landscape Plan that shows:

2.1.1. Plant species, pot sizes, quantities, densities and a planting matrix that shows the distribution of plants within the 5m landscape buffer; and

Further advice:

The planting species and matrix should demonstrate the landscape buffer can achieve a mix and distribution of species that will achieve the required screening in the short and long term.

2.1.2. Any fencing proposed along the property boundaries.

3. BIODIVERSITY CORRIDOR

3.1. Provide an amended Rehabilitation Plan that:

3.1.1. Assesses the ecological resilience of Management Unit 1 and demonstrates whether assisted natural regeneration is sufficient to establish and maintain the north-south fauna connectivity corridor identified in Figure 14 of the Ecological Assessment Report. Where assisted natural regeneration alone is not demonstrated to achieve the intended connectivity outcome, provide details of supplementary infill planting;

3.1.2. Provides additional planting within Management Unit 2 to demonstrate an enhancement of fauna connectivity within the south-west linkage identified in Figure 14 of the Ecological Assessment Report; and

Further advice:

The proposed planting within Management Unit 2 is considered sufficient to satisfy the offset planting requirements associated with demonstrating compliance with Performance Outcome 3 of the Biodiversity Areas Overlay Code; however, the proposed planting density of approximately one tree per 35m² is not considered sufficient to provide a meaningful enhancement of fauna connectivity within the south-west linkage identified in Figure 14 of the Ecological Assessment Report. Accordingly, additional planting should be provided to strengthen this connectivity outcome.

3.1.3. Includes performance criteria that achieves a minimum planting survival rate of 90% and an environmental weed cover that does not exceed a maximum of 10%.

4. ACOUSTICS

4.1. Clarify the number of transformers proposed as part of the development and provide a revised acoustic assessment, including any updated noise modelling, that accurately reflects the final development configuration and demonstrates compliance with the applicable noise criteria.

Further advice:

The acoustic assessment contains inconsistent information regarding the number of proposed transformers. Section 1.4 states that the development includes three (3) 33 kV transformers and three (3) modular buildings, whereas the Executive Summary, Section 5 and the operational noise model (Figure 4.1) refer to two (2) transformers.

4.2. Amend the acoustic assessment to incorporate an appropriate tonal penalty, or otherwise provide technical justification, supported by manufacturer specifications or acoustic evidence, demonstrating that a tonal adjustment is not warranted.

Further advice:

The submitted acoustic assessment identifies a sound power level of 72.6 dB(A) for each transformer; however, the assessment does not demonstrate whether a tonal adjustment has been applied to transformer noise emissions. As electrical transformers commonly exhibit tonal characteristics, the assessment is required to incorporate the requested information.

4.3. Provide justification for the conversion factors adopted in Table 4.1 to convert ISO 9613 L_{Aeq} predictions into L_{A10} and L_{A01} descriptors. Include the source references, empirical basis, sensitivity analysis and evidence that the adopted relationships are representative of the proposed noise sources.

5. TRAFFIC/TRANSPORT

5.1. Provide a signage and line marking plan identifying any modifications to the existing intersection median line marking required as a result of the proposed access arrangements.

6. STORMWATER

6.1. Provide a revised stormwater management report that:

6.1.1. Provides a tabulated comparison of pre-development and post-development peak discharges for the full range of ARI storm event up to and including the 1% AEP event;

6.1.2. Demonstrates that the development does not increase peak discharge at the lawful point of discharge;

Further advice:

Provide a cross-section at the lawful point of discharge showing 1% AEP storm level for pre and post demonstrating no worsening is achieved.

6.1.3. Identifies any stormwater detention or other mitigation works required to achieve no worsening; and

6.1.4. Where detention or storage is required, use an appropriate computer model in accordance with section 3.6.6.8 of Logan Planning Scheme 2015.

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.

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.

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, Katie Parsons, on 07 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully

Jessica Binch
Acting Planning Assessment Coordinator
Planning Assessment and Technical Services