

Our Reference: 23327-250429-LET-Information Request Response
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14 May 2025

Logan City Council
Planning Assessment and Technical Services

Attention: Tara Green

**85 Bryants Road, Loganholme
Council Reference: MCUI/62/2024**

Dear Tara,

This letter shall be submitted by Oasis Town Planning to Logan City Council as part of the formal response to the Information Request dated 12/11/2024 and shall be read in conjunction with all other documents lodged by Oasis Town Planning as the Information Request Response.

The numbering and naming in this letter correspond to the numbering and naming in the Information Request.

Request Item 2.2

Submit written consent for stormwater infrastructure and a minimum three (3) metre wide drainage easement over the infrastructure from the property owner of Lot 89 RP118023.

Response

Written consent has been provided as part of the formal response.

Request Item 2.3

Amend the concept stormwater design in accordance with the requirements outlined in Section 3.6.1.3 of Planning Scheme Policy 5 – Infrastructure (PSP 5) for developments located in the Loganholme local plan area as follows:

2.3.1. Remove the proposed underground detention tank as the site has not been identified as requiring on-site detention;

2.3.2. Provide a minimum three (3) metre wide drainage easement along the full length of the site's rear boundary in accordance with Figure 3.6.1.3.1 in PSP 5 – Infrastructure; and

2.3.3. Collect and convey all fully developed minor storm flows to be discharged into the nominated lawful point of discharge.

Response

2.3.1 - Despite the site being within the Loganholme Local Area Plan the implementation of on site detention is needed to comply with Section 3.6.2.10 and the definition of no worsening.

2.3.2 – The proposal is to construct stormwater through the neighbouring property at 2 Timor Avenue (Lot 89 RP118023) and connect to existing stormwater infrastructure within Timor Avenue. The proposal departs from the Loganholme stormwater management strategy and the requirement for the easement is not requirement . The purpose of the easement based on the planning scheme was to provide 2 Timor Avenue with a lawful discharge point given it is upstream of 85 Bryants Road. 2 Timor Avenue will be provided with a future connection in the south western corner as shown on the drawings. This future connection will provide the property with a lawful connection.

2.3.3 –The majority of the site will be collected and conveyed to Timor Avenue, whilst the small free draining catchment will be collected by the existing 150mm diameter pipe as shown on the drawings.

Request Item 2.4

Relocate the retaining wall footings to be wholly contained within the subject site

Response

Retaining wall footings can be wholly contained within the property as shown on the earthworks sections.

Request Item 2.5

Provide sufficient clearances between the proposed retaining walls and the 1050mm dia. stormwater manhole to comply with QDC MP1.4.

Response

With the change in layout and levels no retaining walls are proposed near the stormwater manhole.

Request Item 2.6

Confirm the proposed crossover width.

Response

Per the traffic report prepared by PTT Traffic and Transport the crossover is 6m wide.

Request Item 2.7

Consult with Telstra regarding the proposed crossover's proximity to their infrastructure and amend the proposed plans accordingly.

Response

The driveway is 1.20m clear of the Telstra pit. The flare does encroach within the minimum 500mm standard that is conditioned by council in most development approvals (shown below).

U49 and RS-U5U.

- 4.27. Construct any new crossover in the location(s) shown on the approved plan(s) of development and in accordance with the following:
 - 4.27.1. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (eg. power pole, telecommunications pit) or road infrastructure (eg. street sign, bus stop, street tree, etc).\

Therefore, to provide 500mm clearance a modified flare is proposed with the width reduced to 1.0m instead of 1.5m. Swept paths have been prepared by PTT Traffic and Transport to demonstrate ingress and egress remains compliant.

Request Item 2.9

Amend the proposed plans to remove the proposed property pole, as the installation of new property poles for overhead electrical connections does not comply with PSP 5 – Infrastructure.

Response

The property pole notation has been removed.

Request Item 3.1

Provide structural details for the proposed retaining walls to demonstrate no impact on the water and sewer infrastructure alignment.

Response

No retaining walls impact water and sewer infrastructure. Any additional details can be provided at detailed design

Request Item 3.2

Provide an amended concept schematic plan demonstrating the intended servicing for all allotments within the proposed development, including but not limited to:

3.2.1. Nominated connection point;

3.2.2. Sufficient space for water meter configuration where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including not being obscured by vehicle movements, and free from overgrown vegetation and all other forms of obstructions and hazards; and

3.2.3. The required location of any new fire hydrants required in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).

Response

3.2.1 – The nominated connection point is shown on Sketch Drawing 23327-SK02.

3.2.2 – The proposed meter location is clear of vehicle movements. The front fence can be locally pushed around the meter so it can be accessible at all times. The landscaping can also be designed to be clear of the meter. Further details can be provided at Operational works.

2.2.3 - The requirement for fire fighting and required hydrant arrangement for the subject site can be confirmed by the hydraulic consultant at building works stage/operational works.

Request Item 3.3

Provide an amended sewerage concept schematic plan demonstrating the intended servicing for all allotments within the proposed development, including but not limited to:

3.3.1. Nominated connection point, with a separate sewerage property connection to Council's sewerage network;

3.3.2. 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); and

3.3.3. Ensuring all lot servicing requirements are met.

Response



3.3.1 - The nominated connection point is shown on Sketch Drawing 23327-SK02.

3.3.2 – Easements are shown on Sketch Drawing 23327-SK02.

3.3.3 – A 150mm diameter property connection is proposed to service the development. The lot can be serviced by this connection per the requirements of the Sewerage Design and Construction Code (SEQ D&C Code).

Regards,
HCE Engineers