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Please Quote: MCUI/66/2025
File Number: 1458446-1



11 September 2026

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MILTON QLD 4064

FURTHER ADVICE IN ACCORDANCE WITH SECTION 35 OF THE DA RULES

APPLICATION NO: MCUI/66/2025
PROPERTY ADDRESS: 260 WURAGA ROAD, HOLMVIEW QLD 4207
PROPERTY DESCRIPTION: LOT 2 RP 109012
APPLICATION DESCRIPTION: CHILDCARE CENTRE

Reference is made to the abovementioned development application, originally received by Council on 3 December 2025. In accordance with Part 7 (Miscellaneous) of the Development Assessment Rules, Council in the role of the Assessment Manager may, at any time before the development application is decided, give further advice about a development application to the applicant.

1. PROPOSED PLANS OF DEVELOPMENT

- 1.1. Provide an amended 'Section H-H – South Boundary Acoustic Barrier' to clearly show the maximum height of the acoustic fence (including retaining walls).

Further advice:

The Section states the acoustic barrier will have a minimum height of 2.4 metres. The maximum height is to be shown where required, including the retaining walls, to demonstrate the visual impact of this boundary with the interface with future residential properties.

- 1.2. Provide detailed elevation drawings, showing the proposed retaining wall, fence and landscaping, for the southern boundary as viewed from the existing and future adjacent lots/roads.

Further advice:

The plan is to clearly show all of the requested elements to demonstrate the visual impact of this boundary with the interface with future residential properties.

- 1.3. Confirm the Applicant has investigated reducing the earthworks as much as possible.

Further advice:

Sections of the southern boundary show a combined acoustic barrier and retaining wall height of 5+ metres.

2. ACOUSTICS

- 2.1. Demonstrate that noise levels at the site boundary comply with the applicable noise criteria.

Further advice:

The acoustic report indicates that noise levels at the site boundaries have not been predicted. For example, the assessment of noise from Outdoor Play Area 1 to Noise Receiver 1 adopts an 8 m distance between the source and receiver; however, the appropriate distance is 6.3 m, calculated as $10.6/2 + 1$. The acoustic report must therefore be revised to calculate noise impacts at the boundaries of the premises. Generally, receivers located 1.5 m above ground level and 1 m inside the acoustic barrier are considered appropriate for assessing boundary noise levels.

- 2.2. Demonstrate that the predicted L_{max} noise levels will comply with Council's noise limits, noting that the proposed hours of operation are 6:30 am to 6:30 pm, Monday to Friday.
- 2.3. Confirm whether Outdoor Play 2a, as referenced in the acoustic report, corresponds to Outdoor Play 3 shown on the latest plans.

3. WASTE MANAGEMENT

- 3.1. Kerbside refuse collection using 1100 L bulk bins is not supported, as the driveway is too steep to comply with PSP 9 – Waste Management requirements. Consider the use of wheelie bins for kerbside collection, depending on the anticipated waste generation volumes. If on-site waste collection is proposed, provide a swept path assessment for a full-size rear-lift waste collection vehicle and demonstrate that the driveway gradients are compliant with Council's Planning Scheme requirements.

Further advice:

The childcare centre at 245 Tallagandra Road HOLMVIEW proposed kerbside collection from Dysart Drive.

4. CAR PARKING

- 4.1. A condition capping staff numbers on site can be avoided based on the proposal achieving the following performance outcome:

- 4.1.1. Car parking is provided at a rate of 1 car park per 3.64 child places;

Further advice:

The shared loading bay/visitor space arrangement will not be supported as there is no guarantee that this can be accessed and utilised as a visitor space at all times. Furthermore, the use of this space as a loading bay would not meet the reduced rate seeking to be applied (1 per 3.64 child spaces).

- 4.1.2. Tandem parking is staff on visitor only; and

Further advice:

Identify on the plans whether spaces 13 – 15 are for staff or visitors.

- 4.1.3. Staff are conditioned to park on site.

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

Katie Parsons
Senior Planning Officer
Development Assessment Branch
Growth, Economy and Sustainability