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23 December 2025

JLF CORPORATION PTY LTD  
C/- VERIS AUSTRALIA PTY LTD  
PO Box 1104  
MILTON QLD 4064

**Attn:** Andrew Carstairs

## **INFORMATION REQUEST**

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

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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. CHILDCARE NEEDS ASSESSMENT**

- 1.1. The 'Childcare Needs Assessment' report submitted with the application package will be subject to peer review. Following peer review, additional information may be sought by Council.

### **2. GENERAL INFORMATION**

#### **Number of children and staff**

- 2.1. Confirm the number of proposed places for children.

*Further advice:*

*The 'Childcare Needs Assessment' states 102 spaces and the 'Town Planning Report' states 103 spaces.*

- 2.2. Confirm the total number of staff.

*Further advice:*

*The 'Site Plan' states 18 staff and the 'Transport Impact Assessment Report' states 17 staff.*

#### **Retaining walls and fences**

- 2.3. Provide an amended site plan which identifies the location and heights of any acoustic fences, as required by an acoustic report to be submitted in response to Item 5 of the subject information request.

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

*Further advice:*

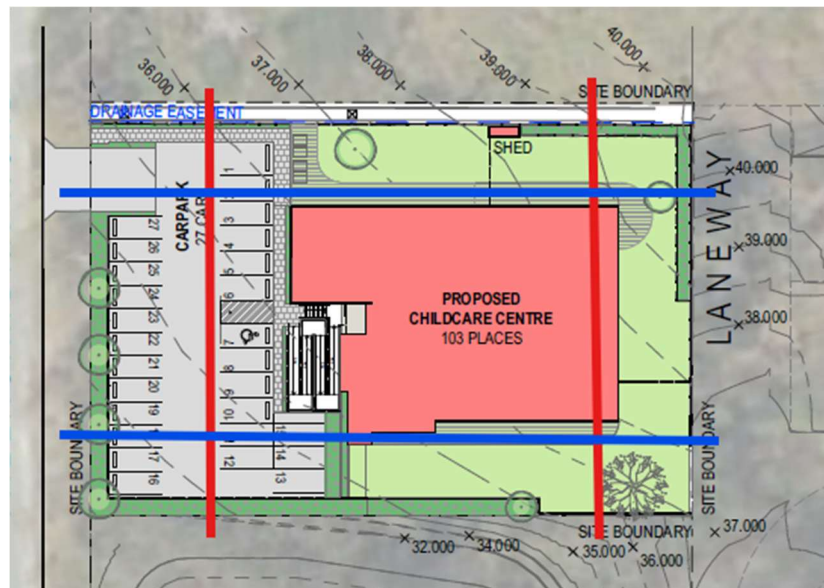
*Include details on the colours and finishing of any required retaining walls and acoustic/boundary fencing.*

- 2.5. Provide section plans at the locations shown in red and blue on *Figure 1* below, showing the following:
- 2.5.1. Current natural ground level of the subject site;
  - 2.5.2. Extent of cut and fill proposed and resulting ground levels relative to the ground level of the adjoining lots and/or road reserve;
  - 2.5.3. Proposed retaining walls including their finished heights;
  - 2.5.4. Proposed location and heights of boundary and acoustic fences; and
  - 2.5.5. Proposed landscape treatment to be used to soften the appearance of the retaining walls, boundary and acoustic fences when viewed external to the site.

*Further advice:*

1. A combined retaining wall and fence height exceeding 2 metres above the natural ground level will not be supported, as this is not considered to result in an outcome consistent with an urban landscape setting, as per Performance outcome PO21 of the Low density residential zone code.
2. Retaining walls within private land and over 1.5 metres in height are to be stepped a minimum of 1 metre horizontally for every 1.5 metres in height to a maximum height of 3 metres.

Figure 1: Required Sections



### 3. LANDSCAPING

#### Concept landscape plan

- 3.1. Amend the concept landscape plan prepared in accordance with Section 2.2 of Council's Planning scheme policy – PSP5 (Infrastructure). The amended plan must show:

- 3.1.1. Fence specifications including height and materials for fencing proposed on top of retaining walls along all boundary interfaces;

Further advice:

*Where acoustic fencing is not required, metal fencing should be provided along the shared boundaries that adjoin public open space areas. The fence must not exceed 1.8 metres in height, and is to be no less than 50% transparent;*

- 3.1.2. Heights and proposed finishes of retaining walls which exceed 1m in height and are visible from the road reserve or public open space, including future road reserves and public open space. Provide an indicative design and treatment, that incorporates a high standard of visual appearance.

Further advice:

*Any retaining wall over 1m in height visible from road reserve or public open space must incorporate a high standard of visual appearance through treatments such as block retaining walls that incorporate variations in coloured and textured masonry bricks to ensure visual interest, concrete sleeper retaining walls that incorporate a coloured and textured finish or sandstone or boulder retaining walls. For the purpose of this requirement, concrete crib, grey besser brick and grey concrete sleeper retaining walls are not permitted in these locations.*

- 3.1.3. Consistent planting treatments within the drainage easement area along the eastern boundary; and

Further advice:

*Proposed plans of development appear to show landscape screening within this area; however, concept landscape plans show turf. Any proposed planting within this area should be appropriate for any proposed stormwater infrastructure.*

- 3.1.4. Proposed landscape treatment to be used to soften the appearance of the retaining walls, boundary and acoustic fences when viewed external to the site.

- 3.2. The provided concept landscape plan must be prepared by a person who satisfies section 1.7(1)(b) of Planning Scheme Policy–5.

- 3.3. Demonstrate how the proposed landscaping located on the boundaries between the retaining walls/acoustic fences will be maintained.

**Shade trees**

- 3.4. Demonstrate compliance with Acceptable Outcome (AO)2.f of the Infrastructure code by providing an amended plan showing the inclusion of shade trees in the car park in accordance with part 3.4 of Planning scheme policy 5 – Infrastructure.

Further advice:

1. *One way to demonstrate compliance with AO2.f is to amend the Civil Engineering Plans and Concept Landscape plan. Part 3.4.6.6 of Planning scheme policy 5 – Infrastructure requires 25% of a car park area to be shaded. This calculation averages out to one 'medium size' shade tree per 2.5 car parking spaces.*
2. *Part 3.4.6.6 of Planning scheme policy 5 – Infrastructure requires a minimum 2.25m<sup>2</sup> of landscaped area is provided around all shade trees, that allows the free circulation of air and water to and from the tree's root system and protection from foot and vehicular traffic.*

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#### 4. BUSHFIRE HAZARD AREA

- 4.1. The proposed development is located in a mapped Bushfire Hazard Area as identified on overlay map OM-03.00 of the Logan Planning Scheme 2015. Provide a bushfire hazard assessment in accordance with Planning Scheme Policy 6 Management of Bushfire Hazard Part 1 of the Logan Planning Scheme 2015 to determine the actual level of bushfire hazard.

Further advice:

*Council is required to make assessments based on the current bushfire risk associated with the existing extent of hazardous vegetation. One way to demonstrate compliance with the code is to undertake clearing of the hazardous vegetation in accordance with the approval for COM/104/2022. Until such time that removal of vegetation has been undertaken, a bushfire hazard assessment is required demonstrate compliance with the code.*

- 4.2. Should the assessment of the category of bushfire threat be identified greater than 'Low', submit to Council for approval a bushfire management plan in accordance Planning Scheme Policy 6 Management of Bushfire Hazard of the Logan Planning Scheme 2015.

Further advice:

*A Bushfire hazard assessment should consider and be consistent with proposed rehabilitation of open space areas on site and should not be dependent on maintenance being undertaken by Council in any areas to be dedicated.*

- 4.3. Should the assessment of the category of bushfire threat be identified greater than 'Low', demonstrate compliance with Acceptable Outcome (AO)6/Performance Outcome (PO)6 of the Bushfire hazard overlay code by submitting an Emergency Management Plan or equivalent.

Further advice:

*The plan must demonstrate that the Childcare Centre is able to function effectively during and immediately after a bushfire event.*

#### 5. ACOUSTIC INFORMATION

- 5.1. Provide to Council 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:

- 5.1.1. Measured background noise levels of the surrounding area in accordance with the EPA Noise Measurement Manual 2000. 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);
- 5.1.2. 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
- 5.1.3. 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.

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**6. CAR PARKING**

- 6.1. Provide an amended plan of development which demonstrates that vehicle parking is provided in accordance with AO1 of the Servicing, access and parking code.

*Further advice:*

1. As noted above, a discrepancy between staff numbers is noted. The 'Site Plan' stating 18 staff and the 'Transport Impact Assessment Report' stating 17 staff.
2. Council will not support a shortfall of car parking spaces for the proposed development.

**7. TRAFFIC AND TRANSPORTATION**

- 7.1. Amend the plans of development to include dimensions and area for the Wuraga Road land dedication to achieve a minimum road reserve for an Urban arterial single carriageway road.

*Further advice:*

*Council Officers have previously provided the Wuraga Road preliminary plans, the applicant can request another copy of these plans if required.*

- 7.2. Amend the Traffic Impact Assessment (TIA) to provide detailed traffic analysis (SIDRA) on the proposed new access intersection on Tallagandra Road.

*Further advice:*

*The TIA should consider school traffic and any planned road upgrades proposed as part of Holmview State School.*

**8. ACCESS**

- 8.1. Confirm that the proposed crossover on Tallagandra Road will not conflict with any stormwater infrastructure associated with the future upgrade works stipulated under Council's development approval COM/104/2022.

**9. SERVICING**

- 9.1. Provide an estimate of the development's weekly refuse generation.
- 9.2. Provide details of the proposed number and size of bins required for the development.

**10. STORMWATER QUALITY**

- 10.1. Provide a copy of the MUSIC model used to assess the effectiveness of the proposed treatment train.

**11. SEWER AND WATER**

- 11.1. Update the 'Civil Works Layout Plan', Drawing No: WRCC-AAP-DA-00-DRG-CI-0201 Rev: 01, or provide a concept plan to demonstrate the intended servicing for the proposed development including the following information:

- 11.1.1. Extend the water main within Tallagandra Road, sized at DN150 to service the proposed development;
- 11.1.2. Clearly indicate the nominated connection point as the proposed DN150 diameter water main within Tallagandra Road on the amended plan;
- 11.1.3. Show the water service connection / water meter installation in accordance with SEQ D&C Code including the following information:
  - 11.1.3.1. Nominated connection point from the Council water main within Coronation Road; and

- 11.1.3.2. Dedicated land reservation for the commercial water meter within the private land in accordance with SEQ-WAT-1111-10 and SEQ-WAT-1111-11.

*Further advice:*

*The water meter must 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).*

- 11.1.4. Extend the sewer main within Tallagandra Road, to service the proposed development; and
- 11.1.5. The provision of suitable points of connection for any upstream and/or adjacent properties.
- 11.2. Confirm if the proposed frontage works on Tallagandra Road, including the proposed vehicle crossover, will impact on Council's sewer and water infrastructure.

### **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](mailto:development@logan.qld.gov.au).

Yours faithfully

Dale Schroeder  
Principal Planning Officer  
Planning Assessment and Technical Services