Enquiry Phone: Customer Service 07 3412 5269
Property Key: 415263
Document Number: 19850624
Please Quote: MCUI/67/2026
File Number: 1495446-1

16 November 2026

M A Nazari
C/- Jerome Fang
505/77 Victoria St.
WEST END QLD 4101

Dear Sir/Madam

INFORMATION REQUEST
APPLICATION NO: MCUI/67/2026
PROPERTY ADDRESS: 54 GOMANA STREET, SLACKS CREEK QLD 4127
PROPERTY DESCRIPTION: LOT 9 SP 345905
APPLICATION DESCRIPTION:

- **MATERIAL CHANGE OF USE IMPACT - DWELLING HOUSE AND SECONDARY DWELLING**

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 CONCERNS

Council Officers have critical concerns with the proposed shed in relation to its intended use and therefore do not support it in the current form. The Applicant is requested to address the following critical issues:

1.1. Provide amended plans that significantly reduce the size and scale of the proposed shed.

Advice Note: The proposed shed will have a floor area and height greater than the primary dwelling. The total size of the shed should be reduced to be ancillary to the residential use of the premises as per the administrative definition provided in Schedule 1.2 of the Logan Planning Scheme 2015. Additionally, Council Officers do not consider the scale of the shed to be compatible with the premises and adjoining premises as per PO7 (a) of the Dual occupancy and Dwelling house code.

1.2. Provide an amended floor plan for the proposed shed showing removal of the cold room, and male and female toilets.

Advice Note: Council Officers do not consider these elements of the floorplan to be consistent with the intended domestic use of the property.

1.3. Provide amended plans showing removal of the deck adjoining the proposed shed.

Advice Note: Council Officers do not consider the proposed deck to be consistent with the intended domestic use of the property.

Further advice:

The following information request items have been included for completeness of assessment only and should only be addressed if the applicant decides to proceed with the application despite Council officers' lack of support for the scale of the proposed shed. Council officers recommend that this is taken into consideration before incurring further costs.

2. PLANNING

Design and Siting

2.1. Provide amended plans showing an increased rear boundary setback for the proposed shed.

Advice Note: Council Officers have concerns that the proposed setback will have an adverse visual impact to the adjoining premises at 8 Audrey Street and 9 Audrey Street as per PO7 and (c) of the Dual occupancy and Dwelling house code.

2.2. Provide amended plans showing an increased rear boundary setback for the proposed secondary dwelling.

Advice Note: Council Officers have concerns that the proposed setback will have an adverse visual impact to the adjoining premises at 9 Audrey Street as per PO7 and (c) of the Dual occupancy and Dwelling house code.

General information

2.3. Provide amended elevations plans showing 7.5m and 8.5m height lines, measured from natural ground.

Advice Note: This will assist Council Officers to assess the proposal against A2 and A4 of QDC MP1.2.

3. ENGINEERING

3.1. Provide a Form 15 design certification signed by an RPEQ for any retaining walls greater than 1 metre in height.

3.2. Submit to Council a site specific geotechnical report prepared in accordance with section 2.2.6 of Planning Scheme Policy 5–Infrastructure that:

a. assesses the suitability of the proposed development based on existing geotechnical conditions of the site;

b. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term;

c. includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure;

Or;

Alternatively, provide certification (Form 15) from a Registered Professional Engineer of Queensland specialised in Geotechnical Engineering stating that the proposed shed/carport/dwelling house/secondary dwelling (including any associated retaining walls, footings, foundations or piers) is safe and has been designed to prevent landslide in accordance with PO35 of the Dual Occupancy and Dwelling House Code.

4. WATER DEVELOPMENT SERVICES

Water

4.1. Provide a concept schematic plan demonstrating the intended servicing for all allotments within the proposed development including the following information:

- Nominated connection point
- The accurate location of all existing Council water supply infrastructure
- Any water supply infrastructure to be decommissioned or relocated to service the development
- 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).

Sewer

4.2. Provide a sewerage concept schematic plan demonstrating the intended servicing for all allotments within the proposed development making provision for the following:

- Nominated connection point
- The accurate location of any existing sewerage infrastructure relevant to the site Any sewerage infrastructure to be decommissioned or relocated to service the development
- 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).
- Ensuring all lot servicing requirements are met.

Building Over/Near Sewer Infrastructure

The proposed dwelling appears to be located within the zone of influence of existing sewer infrastructure (Main reticulation and trunk infrastructure). The application has not demonstrated why the dwelling cannot be reasonably relocated to avoid potential impacts on Logan Water assets.

4.3. Please provide the following information:

Demonstration of Need for Encroachment

- Provide a detailed assessment demonstrating why the proposed building cannot be reasonably located outside the zone of influence of the existing sewer infrastructure main reticulation and trunk infrastructure. The assessment must include:

a) An evaluation of alternative building locations and/or building envelopes available on the site;

b) Identification of any site constraints influencing the proposed building location, including but not limited to topography, access requirements, environmental constraints, easements, flood impacts, vegetation, planning requirements and servicing constraints;

c) Concept plans demonstrating alternative building layouts considered and the extent to which these would avoid or reduce encroachment into the sewer zone of influence; and

d) A justification explaining why the proposed building location represents the only reasonable development outcome available for the site.

Advice Note: Logan Water's requirement is for buildings and structures to be located outside the zone of influence (Minimum 7m wide for the trunk infrastructure, and 3m wide for the main reticulation) of sewer infrastructure wherever reasonably practicable. Engineering solutions to mitigate impacts on sewer infrastructure will only be considered where it has been satisfactorily demonstrated that avoidance is not feasible.

5. 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.

6. 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.

7. 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 Assessment Manager **Shane Matthews** on **07 3412 5331** or via email on development@logan.qld.gov.au.

Yours faithfully

Jane Duro
Senior Planning Officer
Planning Assessment and Technical Services