

22<sup>nd</sup> of April 2026

**Chief Executive Officer**  
 Logan City Council  
 PO Box 3226  
 Logan City DC QLD 4114

**APPLICATION FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS) – RESPONSE TO INFORMATION REQUEST (RL/127/2025)**
**31 BAHRS SCRUB ROAD, BAHRS SCRUB, QLD 4207 (LOT 1 ON RP162767)**

On behalf of our Client, Flynn Nune Developments 6 Pty Ltd, and in accordance with the provisions of the Planning Act 2016, please find enclosed our response (sewer related items only) to Council's Further Information Request dated 18<sup>th</sup> of March 2026 and associated documentation for the abovementioned site.

We have enclosed the following documentation in support of the application:

1. PEG1451-DA-SK08 – Preliminary Sewer Servicing Concept Layout Revision A; and
2. PEG1451-DA-SK09 – Preliminary Sewer Longitudinal Section Revision A.

Council Request	Applicant's Response
<b>4. WATER DEVELOPMENT SERVICES</b>	
<b>Sewer</b>	
<p>2.1. Provide an amended concept servicing plan that shows the following:</p> <p>2.1.1. Extend Council's existing sewerage network in Bahrs Scrub Road along the eastern boundary of proposed Lots 1 and 2, to the south-eastern corner of Lot 2 for the control of the upstream catchment. This sewer pipe must be located within an easement;</p> <p><i>Advice Note: The proposed alignment in the road reserve of New Horizon Avenue is not supported due to the resulting sewer main depths (deep sewers – greater than 3.5m) and should be located within the subject site. The provision, design, construction and location of the proposed sewerage infrastructure must demonstrate compliance with the following requirements of PO2 of the Infrastructure code:</i></p> <ol style="list-style-type: none"> <li>i. Protects existing and planned infrastructure networks;</li> <li>ii. Services proposed development;</li> <li>iii. Integrates with existing and planned infrastructure networks;</li> <li>iv. Delivers a standard of service that is efficient and equitable;</li> <li>v. Minimises the cost to the community for</li> </ol>	<p>We refer Council to the accompanying sewer servicing concept layout and preliminary longitudinal section. This preliminary investigation demonstrates that the subject development, as well as the future reconfiguration of a lot of the adjacent property to the south, can be serviced via the existing sewer main within the Bahrs Scrub Road road reserve via a branch main along the site frontage within the New Horizon Avenue road verge fronting the site and provide council with unimpeded access to this service in the future.</p> <p>The majority of the conceptual sewer main within New Horizon Avenue will be less than 3.5m depth, however a small section of this main will exceed these depths all of which is in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code. This is due to the sewer crossing the existing overland flow path within the adjacent property between structures 7/101 and 8/101 which will most likely be filled once the neighbouring site is developed and intern this section can be made shallower.</p> <p>Forcing this sewer main to go through private</p>

the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement;

vi. Protects personal health, safety and premises; and

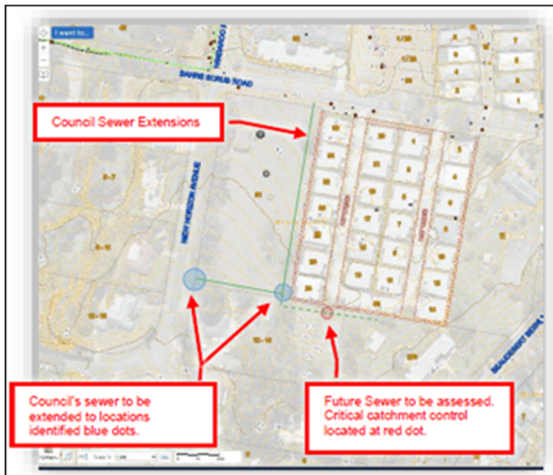
vii. Protects environmental values.

2.1.2. Provide easements in accordance with the SEQ WS&S D&C Code, centrally located over the proposed sewerage infrastructure;

2.1.3. Remove reference to 'trunk' sewer infrastructure

Advice Note: The proposed 150mm diameter sewer extension is non-trunk infrastructure.

2.1.4. Show the preferred sewerage concept and catchment plan in accordance with Figure 1 below:



property, in particular the subject site, will impact the future developable area as a result of the sewer depth and ensuing easement widths. This will also ultimately hinder Council's ability to access and service the main, therefore we have progressed with having the proposed sewer main within the verge.

We note that Council have requested easements shown over the proposed sewer main where within private property, however as this is just a concept plan, and until such time that detailed design is carried out and sewer depths finalised, easements will be left off the concept plan.

All references to the proposed sewer main being trunk infrastructure have been removed.

2.2. Provide a sewer catchment report to demonstrate the serviceability for future developments to the south of the site at upstream properties 12-14 New Horizon Avenue and 276 Beaudesert Beenleigh Road.

Advice Note: The proposed DN105 sewer pipe to be extended through Lot 1 to the south-eastern corner of Lot 2 is recommended as first preference to service upstream catchment. A sewer servicing report will be required to determine the depths of the sewer mains to ensure that an appropriate easement width is provided. The easement width must consider co-location of stormwater infrastructure and retaining walls.

We refer Council to the accompanying sewer servicing concept layout and preliminary longitudinal section. This concept layout plan identifies the upstream catchment that will be serviced by the proposed sewer main.

If you have any queries regarding any aspect of the above, please do not hesitate to contact the undersigned and we look forward to receiving your approval.

Yours faithfully,



**Jesse Hardman**

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Encl. PEG1451-DA-SK08 – Preliminary Sewer Servicing Concept Layout Revision A  
PEG1451-DA-SK09 – Preliminary Sewer Longitudinal Section Revision A