Your Reference: Q26190
Enquiry Phone: Customer Service (07) 3412 5296
Property Key: 207588
Document Number: 19815187
Please Quote: RL/144/2026
File Number: 1489169-1

2 November 2026

LJ Investment Trust
C/- Zone Planning Qld Pty Ltd
PO Box 3805
BURLEIGH HEADS QLD 4220

Attn: Luke Caldwell

INFORMATION REQUEST
APPLICATION NO: RL/144/2026
PROPERTY ADDRESS: 25 FIRST AVENUE, MARSDEN QLD 4132
PROPERTY DESCRIPTION: LOT 40 RP 125855
APPLICATION DESCRIPTION: RECONFIGURING A LOT – 1 LOT INTO 3 LOTS

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 CONCERN

1.1. Council officers have critical concerns regarding the proposed reduction in the rear lot size for proposed Lot 2 and do not support this outcome. The plan must be amended to ensure a minimum lot size of 500 square metres for rear lots, excluding the access strip, and a minimum lot size of 400 square metres for the frontage lot.

Advice Note: The proposed development does not comply with the minimum lot size requirements for rear lots of 500m^2 excluding the access strip area in Low density residential zone – Suburban precinct. The proposal does not comply with Performance Outcome 11 of Low density residential zone as well as purpose of the code that states:

i. in the Suburban precinct

vi. Reconfiguring a lot:

A. creates lot sizes which are consistent with the intended lot size and character of the precinct;

B. maintains a block pattern that accommodates traditional backyards and large trees;

As such, the proposal is not consistent with the intended character of the Suburban precinct.

The proposed development also conflicts with the Strategic framework, in particular in reference to the Residential theme:

The Specific Outcome under section 3.4.3.1(3) require that:

3. Reconfiguring a lot results in:

a. lots that are of an appropriate size and dimension to suit their intended use and complement the intended character and pattern of development in the surrounding area;

b. a diverse lot mix with appropriate sizes and frontages that facilitate a range of housing types.

Note – Where development is proposed in the Small lot precinct, ***Suburban precinct*** *or Village precinct of the Low density residential zone,* ***section 6.2.5.2 – Purpose of the Low density residential zone code sets out the intended character of each precinct.***

Council officers do not believe there are relevant matters to support the proposed development in its current form, in accordance with section 45(5)(b) of the Planning Act 2016. It is therefore recommended that the application be amended to achieve compliance with the minimum lot sizes for the Zone/Precinct.

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 proposed lot sizes. Council officers recommend that this is taken into consideration before incurring further costs.

2. PLANNING

2.1. Provide a demolition plan that demonstrates the full extent of the existing dwelling house to be demolished ensuring compliance with Acceptable Solution 2 of the QDC MP1.2.

2.2. Provide an amended site plan that shows the setback from the retained dwelling house to the new lot boundary between proposed Lot 1 and Lot 2.

Further advice: The applicant is requested to provide an amended site plan that demonstrates the full extent of the existing dwelling house maintaining a minimum rear boundary setback that complies with Acceptable Solution 2 of the QDC MP1.2.

3. DEVELOPMENT ENGINEERING

Proposed Plans of Development

3.1. Amend the Drawing Number 261062-P1 Issue C (Proposal Plan) to display vehicle passing bay(s) for proposed Lots 1, 2 and 3.

Advice Note: Refer to Council's Planning Scheme Policy 5 – Infrastructure, Table 3.4.5.1.2 – Design requirements for residential driveway access to rear lots, plus the accompanying Advice Note, and Figure 3.4.5.1.3 – Passing day dimensions.

Advice Note: It is further observed that the access driveway is not straight which will impact sight lines for drivers.

Earthworks

3.2. Amend the Engineering Services Report as follows:

3.2.1. Clarify the slope orientation of the existing site where Council's GIS contours indicate the site falls from the east to the west and amend accordingly.

Advice Note: Page 6 states "A review of the topographic survey and a site inspection have revealed that the subject site generally falls from the west towards the east of the site." Plus "The highest elevation of the site of approximately RL24.50m AHD is reached at the southwest corner of the site, with the lowest elevation of approximately RL22.30m AHD reached at the eastern property boundary adjacent to the First Avenue road reserve."

3.3. Submit a scaled Bulk Earthworks Plan signed by a suitably qualified RPEQ to include the following information:

3.3.1. a plan view clearly displaying the full extent of all cut and fill areas, batter slopes (1(V):4(H) maximum), pre and post development contours, retaining walls and property boundaries.

3.3.2. scaled cross sections generally in the north-south and east-west directions displaying existing topography, proposed finished levels, batter slopes (1(V):4(H) maximum), retaining walls and property boundaries.

Advice Note: Page 13 of the Engineering Services report states "Where retaining structures are required, they will be designed such that the maximum height will be limited to 1.5m in accordance with Logan Planning Scheme 2015 and AS4678-2007."

4. WATER DEVELOPMENT SERVICES

Water

4.1. Provide an amended Engineering Services Layout Plan demonstrating the intended servicing for all allotments within the proposed development including the following information:

4.1.1. The required location of any new and/or existing fire hydrants to demonstrate compliance with the requirement that properties (excluding those within a community title scheme or with a land area greater than 800m^2, not including the handle area of a battle-axe block) have a hydrant within 90m of the furthest point of any existing, proposed, or future Class 1 buildings, (Refer to Lot 3). This distance should be measured along the street to the property entrance and around the building perimeter, as outlined in Section 8.8.8 (Hydrant Spacing) of the SEQ D&C Code.

Sewer

4.2. Provide an amended Engineering Services Layout Plan demonstrating the intended servicing for all allotments within the proposed development making provision for the following:

4.2.1. The location of the proposed sewerage extension to be located closer to the dwelling than the stormwater drainage system as per SEQ Code, Clause 5.2.4.1, b and to be located outside of the concrete driveway.

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, Anton Immaraj on (07) 3412 5296 or via email on development@logan.qld.gov.au.

Yours faithfully

Dale Schroeder
Principal Planning Officer
Planning Assessment and Technical Services