

Your Reference: STP4927
Enquiry Phone: Customer Service 07 3412 5269
Property Key: 190532
Document Number: 19515842
Please Quote: RL/78/2026
File Number: 1479362-1



24 June 2026

GGS Impex Pty Ltd (Trustee)
C/- Steffan Harries
PO Box 6258
FAIRFIELD QLD 4103

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: RL/78/2026
PROPERTY ADDRESS: 18 SPRINGLANDS DRIVE, SLACKS CREEK QLD 4127
PROPERTY DESCRIPTION: LOT 20 RP 89076
APPLICATION DESCRIPTION:
• **RECONFIGURING A LOT – 1 LOT INTO 4 LOTS AND ACCESS EASEMENTS**

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 – FLOODING

Council officers have critical concerns with the proposed development. Temporary Local Planning Instrument (TLPI) No. 1/2024 commenced on Thursday 6 March 2025, giving effect to updated risk-based flood mapping and policy for Logan. The subject site is located, and development proposed within, the Low, Moderate, and High flood risk areas and High flow area of the Flood hazard overlay, and therefore the Flood hazard overlay code (with TLPI No.1/2024) is an applicable assessment benchmark.

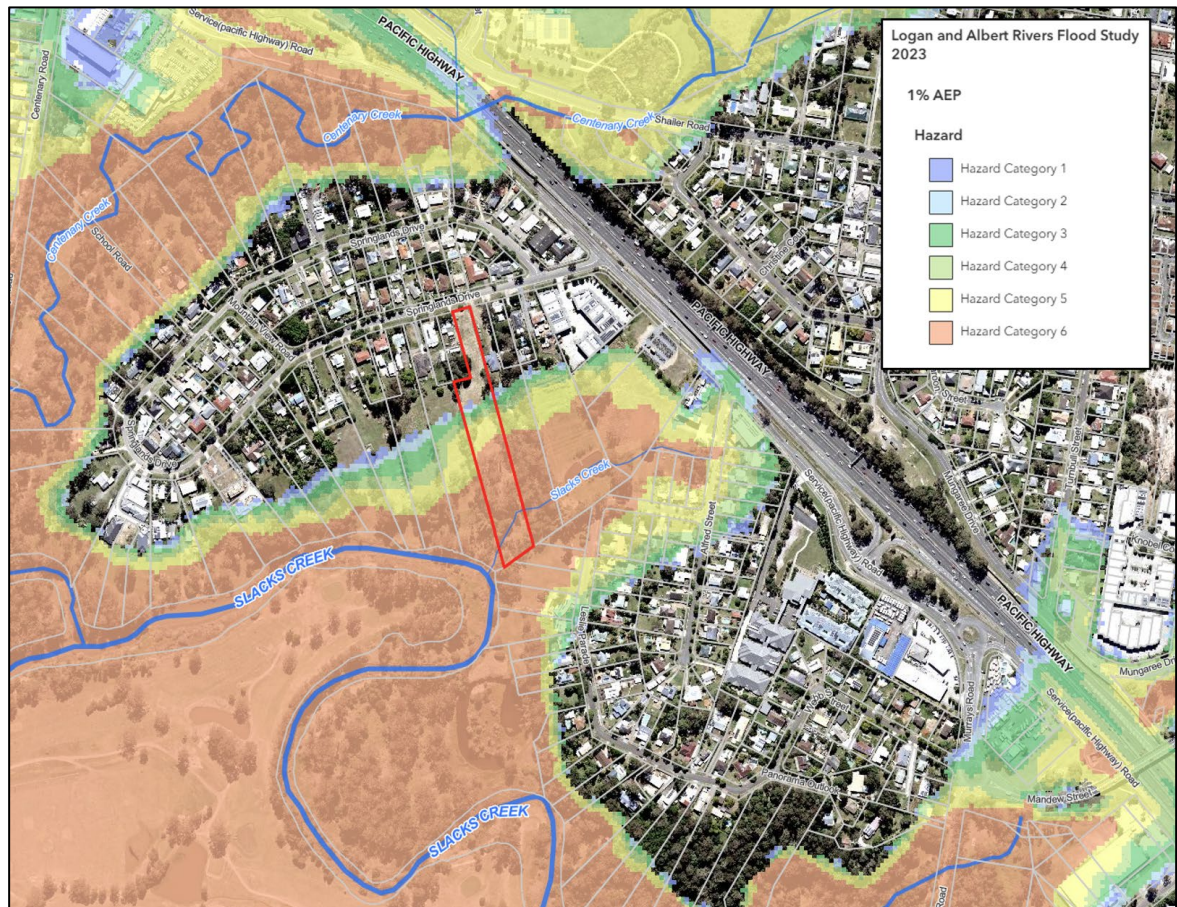
Acceptable Outcome (AO)19 and Performance Outcome (PO)19 of the Flood hazard overlay code states that during the defined flood event (DFE), each proposed lot must have:

- a. Flood-free or low flood hazard vehicle access to a road above the flood level; and
- b. Flood-free or low flood hazard vehicle route that leads to a suitable flood-free area that contains essential goods to serve the needs of people.

Planning scheme policy (PSP) 10 – Flood provides further guidance, and defines essential goods as including food, water, and prescription medication. The nearest suitable flood-free areas that contain these essential goods would be the Hyperdome Shopping Centre and associated Shops along Bryants Road to the east.

The Pacific Highway Service Road inundates in both directions to the east and west during the 1% AEP Flood event (the defined flood event). Hazard category 1 (H1) illustrated in dark blue is classified as low flood hazard. Figure 1 below shows that the flood hazard category for inundation along the Pacific Highway Service Road as being H3 to H6, noting that the Pacific Highway Service Road also inundates beyond H1 at the Mandew Street overpass and intersection of Murrays Road/Mandew Street.

Figure 1: Flood hazard category – 1% AEP River Event



The requirements of AO/PO19 are repeated within the Overall outcomes and Purpose of the Flood hazard overlay code as follows:

1. *The purpose of the Flood hazard overlay code is to ensure development:*
 - a. *avoids flood risk or where not possible to avoid, mitigates the exposure of people, property, infrastructure and the environment to a tolerable level of flood risk;*
 - b. *maintains the accessibility and functionality of Essential community infrastructure activities and Vulnerable use activities during and after all flood events;*
 - c. *improves the resilience of buildings to flood risk, while maintaining built form and amenity expectations;*
 - d. **supports safe, self-evacuation and does not increase the emergency management response or recovery burden;**
 - e. *increases the community's resilience to flood risk and minimises flood recovery time;*
 - f. *does not result in unacceptable flood risk to people, property, infrastructure and the environment;*
 - g. **minimises the exposure of people to isolation during flood events;**
 - h. *maintains the natural functions of the floodplain for the storage and conveyance of floodwaters and avoids adverse impacts on overland flow paths.*
2. *The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:*

m. *Development does not add to emergency management or the evacuation burden during or after a flood event.*

n. *Development:*

i. ***involving an accommodation land use or new lots intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, has safe vehicle access to a low flood hazard road and road network that supports safe and efficient access to a suitable flood-free area that contains essential goods;***

ii. *not involving an accommodation land use (or new lots intended for a future accommodation land use) or Vulnerable use activities, has safe vehicle access to a low flood hazard road that supports safe and efficient self-evacuation, or is only isolated for a short duration from creek or overland flow flooding and has safe refuge available during flood events;*

iii. *plans for the orderly and safe evacuation of people, including being supported by a flood emergency management plan in particular circumstances;*

iv. ***does not rely upon flood emergency management plans to alter land use tolerability to flood risk.***

Editor's note - Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.

The proposal also does not comply with specific outcomes 3.10.2.1(1) and (3) of the Natural hazards and climate change theme of the Strategic framework:

3. *People and premises are protected from and are resilient to natural hazards, taking into account the potential effects of climate change over time, having regard to:*

b. flooding and inundation;

4. *Development manages the risks associated with flooding by:*

e. supporting safe self-evacuation and not increasing the emergency management response or recovery burden;

h. minimising the exposure of people to isolation.

In consideration of the above, the proposed development does not comply with the Flood hazard overlay code or the Strategic framework, and therefore conflicts with the planning scheme in its entirety.

On this basis, Council officers intend to recommend the application for refusal if not withdrawn prior.

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 proposal despite Council officers lack of support for the proposal. Council officers recommend that this is taken into consideration before incurring further costs.

2. PLANNING

Plan of Development

2.1. Confirm if Lot 1 will be taking access from the shared driveway or directly from Springlands Drive.

2.2. Provide amended plans of development that include the required easements for sewer and water infrastructure.

Further advice:

Items 5.1 and 5.3 provide further guidance on easement requirements, including minimum widths.

- 2.3. Demonstrate how a dwelling house can be accommodated on Lot 3 without encroaching into the required sewer easements.

Further advice:

A 150mm diameter sewer main traverses the northern part of the site in an east-west direction, located within proposed Lots 3 and 4. Therefore, a minimum 3-metre-wide easement centred over the sewer main is required, which will cut across the middle of Lot 3, in addition to the access and services easement over the driveway. Demonstrating that a dwelling can be sited within Lot 3 without encroaching into any of the easements will aid in demonstrating compliance with PO3 of the Reconfiguring a lot code.

3. ENVIRONMENT

Bushfire Hazard Area

- 3.1. 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.
- 3.2. 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.

4. ENGINEERING

Compensatory Earthworks

- 4.1. Provide amended earthworks plans that show details of volume calculations for cut and fill below the defined flood level (1% AEP). Include notations of cut and fill areas marked on a detailed site plan with cross sections indicating existing and finished surface level with volume calculations for any compensatory earthworks. Compensatory areas of cut must be below the defined flood event, free draining with a cut/fill batter no steeper than 1V:4H.

Further advice:

The above is required to demonstrate the development will ensure there are no losses of conveyance capacity of and storage so as not to adversely affect other premises, infrastructure and the environment and the development will result in no loss of floodplain storage up to the Defined Flood Event.

Access

- 4.2. Amend the crossover to be constructed in accordance with IPWEA standard drawing RSD-102 (heavy duty) for refuse vehicles to carry out on site refuse collection.
- 4.3. Provide a passing bay for every 30m length of the access driveway in accordance with Table 3.4.5.1.2 in PSP 5 – Infrastructure.

Service

- 4.4. Provide on-site refuse collection in accordance with Table 3.4.5.1.2 in PSP 5 – Infrastructure and demonstrate through swept path analysis that a 10.3 metre long refuse collection vehicle can enter and exit the site in a forward gear, undertaking a maximum of one (1) three-point turning manoeuvre.

5. WATER AND SEWER

Water

- 5.1. Provide an amended Concept Services Plan incorporating the following:
 - 5.1.1. Provide a minimum 6 metre wide easement over the proposed Council water main within the driveway, in accordance with the SEQ Code; and
 - 5.1.2. Extend the water main along the full frontage of the development site, including provision for future extension, incorporating appropriate valve and fire hydrant arrangements.
- 5.2. Amend the driveway easement to include a flare at the frontage, ensuring that all private water services from the meters do not encroach onto adjoining private properties. Water service connections must be connected to the main with a minimum clearance of 600 mm between tapping bands.

Sewer

- 5.3. Provide an amended Conceptual Sewer Services Plan demonstrating the intended servicing for all allotments within the proposed development, making provision for the following:
 - 5.3.1. 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);
 - 5.3.2. Provide a 10 metre easement over the existing 1500 mm trunk sewer main crossing the subject site
 - 5.3.3. Provide three (3) metre easements over the existing 150mm sewer main crossing
 - 5.3.4. Provide a four (4) metre easement where the proposed sewer main is located within the same easement with the proposed stormwater; and
 - 5.3.5. Provide a one-metre-wide access easement from a designated road reserve to the sewer maintenance structure, when the sewer maintenance structure is not located along the frontage of the proposed allotment.

6. 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.

7. 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.

Further advice:

Fees may be payable for the amendment of existing Infrastructure Agreements (Environmental or Stormwater Offset) in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.

8. 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 **Tara Green** on 07 3412 4405 or via email on development@logan.qld.gov.au.

Yours faithfully

Lisa Heanue
Principal Planning Officer
Planning Assessment and Technical Services