Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 219872
Document Number: 19068629
Please Quote: RL/99/2025
File Number: 1444991-1

3 December 2025

ONEFIN WATERCRESS PTY LTD
C/- URBIS LTD
Level 32, 300 George St
BRISBANE QLD 4000

Attention: Nicholas Kelly

Dear Sir

INFORMATION REQUEST
APPLICATION NO: RL/99/2025
PROPERTY ADDRESS: 2-6 LANCEWOOD STREET, PARK RIDGE QLD 4125
PROPERTY DESCRIPTION: LOT 3 RP 227158
APPLICATION DESCRIPTION:

- **RECONFIGURING A LOT (1 LOT INTO 2 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. PLANNING - CRITICAL CONCERNS

1.1. Council officers have critical concerns regarding the proposed subdivision and are proposing to refuse this development application. The proposed subdivision is inconsistent with the minimum lot size for the Low density residential zone and Acreage Precinct and is of a Small acreage size. If this subdivision were to proceed, it will not be able to facilitate the intended built form, character and amenity of the Low density residential zone and Acreage precinct. Proposed Lot 2 conflicts with the Logan Planning Scheme whereby, the site is to have a bushland setting which predominates the built form, rather than an urban landscape setting. It sets the precedent for the further incremental transition of the surrounding area to a more urban character, without strategic evaluation surrounding best fit land uses and servicing (i.e. how these areas can connect to sewer).

The approved Childcare centre at the site contains rehabilitation offsets with the proposed Lot 2 land area and also utilises this portion of the site to establish its bushland setting.

Council officers do not consider there to be sufficient justification for creating a precedent of smaller lot sizes consistent with the Small acreage precinct of Low density residential zone in this location, without strategic review of the broader area being undertaken and preferred land uses for the site being determined. Council officers have suggested that this process be best originated via the Planning Scheme review process. As this application is not supported, it is recommended that the application be withdrawn.

The following information request items are only to be addressed if the above issues can be overcome, to avoid any unnecessary expenses being incurred by the Applicant.

2. PLANNING

2.1. Confirm how the landscaping buffer for the Childcare centre driveway access along the southern boundary of proposed Lot 2 is maintained with this requirement being implemented as part of the Childcare approval (MCUI/56/2023/A).

2.2. Confirm how the rehabilitation aspects of the approved clearing for the Childcare centre will be facilitated.

2.3. Confirm that the pedestrian access to the Childcare centre will be maintained by an easement.

3. LOGAN WATER

Further Advice

Conditions of development remain applicable under MCUI/56/2023/A for the servicing of Lot 1 with water and sewerage.

Water

3.1. Provide a Concept Schematic Plan demonstrating the intended servicing for allotments 2 within the proposed development including the following information:

3.1.1. The accurate location of all existing Council water supply infrastructure

3.1.2. Nominated connection point/s to Lot 2

3.1.3. Dedicated land reservation for a Commercial Water meter within proposed Lot 1 in accordance with SEQ-WAT-1111-10 and SEQ-WAT-1111-11.

Further advice:

The water meter shall 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).

The proposed commercial water meter assembly for the childcare development under application MCUI/56/2023/A or proposed Lot 1 cannot be placed inside proposed Lot 2. In accordance with SEQ D&C Code the meter assembly must be wholly contained within proposed Lot 1.

Sewer

3.2. Provide a Sewerage Concept Schematic plan demonstrating the intended servicing for proposed Lot 2 within the proposed development including the following information:

3.2.1. Nominated connection point

3.2.2. The accurate location of any existing sewerage infrastructure relevant to the site

3.2.3. Any sewerage infrastructure external to the development site required to provide connection to the existing sewerage network.

3.2.4. 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).

3.2.5. Ensuring all lot servicing requirements are met.

Easements

3.3. Amend proposed plans of development to show all proposed easements within Lot 2, such as easements required for access (including pedestrian access) and stormwater (both piped and overland flow).

4. ENGINEERING

Earthworks

4.1. Submit a concept earthworks plan showing any earthworks that may be proposed as part of this application. Include the location and heights of any proposed retaining walls, and the heights and grades of any proposed batters.

Stormwater

4.2. Provide a concept stormwater layout plan showing how the proposed lots will discharge to a lawful point of discharge.

Access

4.3. Provide information regarding the access driveway to proposed Lot 2.

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.

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.

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 Leah Bagnall on (07) 3412 5484 or via email on leahbagnall@logan.qld.gov.au.

Yours faithfully

Tonnia Plail
Senior Planning Officer
Planning Assessment & Technical Services