

Your Ref 20-0136
Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 287503
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Please Quote: COM/40/2021
File Number: 1252714-1



5 November 2021



AUSTRALIS LAND PTY LTD
C/- PEAKURBAN Pty Ltd
PO Box 1344
BUDDINA QLD 4575

Attn: Alexandra Smith

Dear Madam,

INFORMATION REQUEST

APPLICATION NO: COM/40/2021
PROPERTY ADDRESS: 115 & 117 SCHOOL ROAD, LOGAN RESERVE QLD 4133,
242-248 & 250-258 LOGANVIEW ROAD NORTH, LOGAN
RESERVE QLD 4133
PROPERTY DESCRIPTION: LOT 25 & 26 RP 97736, LOT 40 & 41 RP 229101
APPLICATION DESCRIPTION: COMBINED APPLICATION FOR:

- MATERIAL CHANGE OF USE FOR A VARIATION REQUEST TO VARY THE EFFECT OF THE LOGAN PLANNING SCHEME 2015; AND
- RECONFIGURING A LOT (4 LOTS INTO 80 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.

INFORMATION REQUEST ITEMS

1. ENGINEERING

Stormwater

- 1.1. Demonstrate how flows from the development will be conveyed to a lawful point of discharge.

Further Advice:

It is understood that flows are being managed through COM/13/2021. Please note that a decision on the subject application cannot be made until such time that COM/13/2021 has been decided.

- 1.2. Provide owner's consent from the upstream property (Lot 22 on RP97736) for the proposed diversion drain through the property.
- 1.3. Provide design details for the proposed diversion drain to demonstrate that the major flows can be contained within the drain and includes the necessary freeboard in accordance with section 3.6 of Planning Scheme Policy 5 – Infrastructure.

Roadworks

- 1.4. Revise the stormwater gully pit location between proposed lots 708 and 709, as it conflicts with the access location for the proposed laneway.
- 1.5. Confirm the proposed laneway design, as the civil design plans and the proposed plans of development show different layouts. Amend necessary plans to demonstrate consistency.
- 1.6. Demonstrate how access to the existing road network will be provided for the proposed development.

Further Advice:

It is understood that access to the site is being managed through COM/13/2021. Please note that a decision on the subject application cannot be made until such time that COM/13/2021 has been decided.

Traffic

- 1.7. Amend the proposed Traffic Impact Assessment prepared by Lambert & Rehbein to provide assessment for the suitability of the proposed roundabout on the southern boundary of the site.

Further Advice:

The SIDRA analysis is to include the traffic generation of the total catchment, which must consider all development in the local area.

It is noted it will be in proximity of two existing intersections to the east and one future intersection to the west of the development.

Include a pedestrian movement, bicycle access and public transport access plan to show how people travel around and through the development by means other than vehicles and to demonstrate accessibility to public transport (existing or future). A permeable street network should be provided for pedestrians and cyclists travelling to destinations such as schools, shops and public transport.

- 1.8. Provide land dedication and roadwork designs for the collector road on the southern boundary.

Further Advice:

Council are currently preparing traffic volume information for the area. Once completed, the traffic volume information will be provided through to you. A SIDRA analysis of the network is required to assess the suitability of the roundabout.

Council are currently preparing a DWG file of the future centreline of the future Urban Collector Road that runs along the southern boundary of the site. Once prepared, Council will provide you with the DWG file and confirm the land dedication required in further detail.

2. ENVIRONMENT**Landscaping**

- 2.1. Provide a concept landscape plan prepared in accordance with Section 2.2 of Council's Planning scheme policy – PSP5 (Infrastructure). The report must be prepared by a person who satisfies section 1.7(1)(b) of PSP5.

Further Advice:

Provision of a concept landscape plan at this stage will negate the need to condition a detailed landscape plan at operational works stage.

Biodiversity Areas

- 2.2. The site includes areas mapped as Koala Habitat Areas. The State's assessment of these areas under Schedule 10, Part 10, Division 3, s16B will need to occur prior to Council calculating any environmental offsets under the Logan Planning Scheme 2015 v8.0. Therefore, provide the following to assist Council with commencing the drafting of an IA, noting that further information may be required once a referral decision is received:
- 2.2.1. Provide a revised vegetation clearing plan identifying native vegetation, native trees and native habitat trees mapped by the Logan Planning Scheme 2015 v8 proposed to be removed less any exempt clearing areas identified in Tables 5.10.2.1.1 to 5.10.2.1.5;
- 2.2.2. Provide a GIS shape file of the revised clearing area (emailed to DATechServices@logan.qld.gov.au) containing polygon object(s) projected as MGA94 Zone 56 showing the extent of proposed clearing.

3. WATER DEVELOPMENT SERVICES

Water

- 3.1. Amend the Concept Water & Sewer Layout Plan (Drawing No. 21-0073 – P 1005-1) to show the proposed diameters of the water mains.
- 3.2. Amend the Water Supply Services Assessment Report and relevant Concept Water and Sewer Layout Plan to include the required design and construction of a PRV at the suitable position to service all the developments in same DMA. This is required by the subject development unless it has been provided by other developments.

Further Advice:

It is understood that the subject application relies on COM/13/2021 for servicing the subject site for Water infrastructure. All amendments requested in this Information Request are to be consistent with the reporting associated with COM/13/2021.

Sewerage

- 3.3. Amend the Concept Water & Sewer Layout Plan (Drawing No. 21-0073 – P 1005-1) to show the following information:
- 3.3.1. Proposed diameters of the sewer mains;
- 3.3.2. Extend the sewer main up to the property boundary (specifically the sewer main at Road 8); and
- 3.3.3. All the temporary ends of the sewer mains are to be terminated with a maintenance structure in accordance with the Clause 7.8.5.1 of the SEQ Code.
- 3.4. Amend the Sewer Network Analysis Report to consider the following information:
- 3.4.1. The proposed sewer connection point is inconsistent with Council's planning. Connection at the proposed location will exceed the capacity of the existing sewer downstream;
- 3.4.2. Amend the Sewer Network Analysis Report to be consistent with Council's adopted catchment area planning (LoganWIA Task PI-223);
- 3.4.3. Consider that additional loads nearest to the wetland are likely to be routed to the subject sewer; and
- 3.4.4. The Proposed trunk sewer routing fails to control the catchment nearest the wetlands.

- 3.4.5. The proposed sewer is to account for development extending to the Q100 Flood level around the wetlands. Please note that when accounting for development extending to the Q100 Flood level around the wetlands, it will:
- 3.4.5.1. Increase loads beyond Council's IDM forecast but is reasonable and foreseeable.
- 3.4.5.2. Extend the serviceable area in lower areas, thereby lowering the elevation of the associated reticulation sewers. These must be controlled by the subject trunk sewer.

Further Advice:

It is understood that the subject application relies on COM/13/2021 for servicing the subject site for Sewer infrastructure. All amendments requested in this Information Request are to be consistent with the reporting associated with COM/13/2021.

Based on the above, it is expected that the load adopted will be lower than what should be adopted. It has not been demonstrated how the catchment will be controlled. Demonstrate that MH 1TS/1 will control the upstream catchment.

For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 2899 7790. Alternatively, you may send an email enquiry to waterda@logan.qld.gov.au. In order to facilitate efficient customer service please quote the application number and address of the property concerned to the customer service officer or within the subject line of the email. Water Development Services will respond to your enquiry within 48 hours.

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 also 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 Daniel Wilson on (07) 3412 5773 or via email on development@logan.qld.gov.au.

Yours faithfully,

Katie Parsons
Senior Planning Officer
Major Developments and Appeals
Strategy and Sustainability