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Please Quote: COM/49/2024
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13 September 2024

Devalign
PO Box 5122
DAISY HILL QLD 4127

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: COM/49/2024
PROPERTY ADDRESS: 524-530 CHAMBERS FLAT ROAD, LOGAN RESERVE QLD 4133
PROPERTY DESCRIPTION: LOT 10 RP 97736
APPLICATION DESCRIPTION:
• **COMBINED APPLICATION - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE TO VARY THE EFFECT OF THE LOGAN PLANNING SCHEME 2015 (VARIATION REQUEST) AND RECONFIGURING A LOT (1 LOT INTO 31 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

Plan of Development

- 1.1. Provide an amended site plan showing a maximum block length of 250 metres in accordance with the Walkable Neighbourhoods amendment to the Planning Regulation 2017.
- 1.2. Provide amended plans of development which include an amended diversity in lot sizes and frontages that achieves compliance with the diversity standards outlined within AO9.1/AO9.2 of the Reconfiguring a lot code.

Advice Note: The proposal results in 85% of normal lots with a frontage of 15.4 metres which does not achieve compliance with the diversity standards outlines in Table 9.4.6.3.5 – Frontage requirements. Additionally, proposed lots 2 to 8 result in seven adjoining lots with the same frontage and size which does not comply with AO9.2. Greater lot diversity is required to achieve compliance with PO9, ensuring that a wide variety of frontages are provided that provide noticeable frontage variation when observed from the street.

Access

- 1.3. Demonstrate how access will be provided to the proposed balance lot in the interim and ultimate solution.
- 1.4. Demonstrate how access will be provided to the drainage reserve.

Advice Note: The site has one point of existing access to Chambers Flat Road in the south. Chambers Flat Road is an urban arterial dual carriageway and therefore no additional access will be supported. Council officers could potentially support a relocation of the existing

access, however it will need to be demonstrated how each of these lots will be accessed and how future development of the balance lot will be accessed in the ultimate arrangement.

Structure Plan

- 1.5. Provide amended plans of development, including a site plan and structure plan, which address the following:
 - 1.5.1. Demonstrate how the proposed development will connect with the approved and unapproved applications in the area;
 - 1.5.2. Provide an amended layout that aligns with the adjoining application (COM/60/2022) with regarding to the alignment of the drainage reserve and park;
Advice Note: This item should take into consideration those items requested in 2.2 of this Information Request, regarding the extension of the existing pedestrian / bicycle route.
 - 1.5.3. Demonstrate how future development will be provided to the north and east.
Advice Note: As development is yet to occur to the immediate north and east, the structure planning will need to demonstrate how future development can suitably integrate with the proposal. It is anticipated a road connection to the northern adjoining lot will be required.

Balance Lot

- 1.6. Provide further information regarding the ultimate development intent for the proposed Balance Lot.

2. LANDSCAPE

Concept Landscape Plan

- 2.1. Demonstrate compliance with Performance Outcome PO1 of the Landscape code by providing a concept landscape plan prepared in accordance with Council's Planning scheme policy – PSP5 (Infrastructure).
Advice Note: The development cannot demonstrate compliance with PO1 of the Landscape code through development conditions. A concept landscape plan should include landscape treatments including, but not limited to; species and pot sizes, boundary fencing, fencing between private and public space interfaces, pedestrian paths, street tree plantings, proposed rehabilitation areas, and treatments and maintenance access to the bio-basin.
- 2.2. Demonstrate how the proposed development design integrates pedestrian connectivity with the pedestrian networks established under the development approved to the south.
Advice Note: Under the adjoining approval (COM/60/2022), pedestrian linkages including a shared pedestrian / bicycle circuit was approved along the rear of the approved park and basin area, extending to the subject site boundary. A landscape plan submitted with this application should demonstrate how the existing connection will be incorporated into the proposed design to ensure the development has appropriate connections to the existing park network, required to demonstrate compliance with the Walkable Neighbourhoods provisions.

Landscape buffer to Chambers Flat Road

- 2.3. Demonstrate compliance with AO11/PO11 of the Reconfiguring a Lot code by providing a 3m wide landscaped buffer dedicated as road reserve along Chambers Flat Road.
Advice Note: The landscape buffer is to consist of native, locally endemic species in accordance with AO11 (a)(iii).

3. ENVIRONMENT

Biodiversity Management Area

- 3.1. Provide an amended vegetation impact assessment that considers the full extent of earthworks as depicted in engineering drawing C200 within the mapped Primary vegetation management area.
- 3.2. Provide an arborist assessment (prepared by a minimum AQF Level 5 Arborist in accordance with AS 4970-2009 and Part 2, s2.2.8 of Planning Scheme Policy 5 - Infrastructure) for all trees within 10 metres of the interface to proposed earthworks.

Advice Note: Proposed earthworks depicted in engineering drawing C200 appear to extend further west than the impact footprint depicted on Figure 6.1 of the Ecological Site Assessment. Further, it appears that the proposed earthworks could result in encroachment into the tree protection zones of trees excluded from the impact footprint extent.

- 3.3. Provide a tree schedule for proposed standalone trees to be removed that includes a unique identifier for each tree and includes the following tree particulars at a minimum: species, diameter at breast height (DBH), height, and presence/absence of hollows.
- 3.4. Provide a GIS shape file (emailed to DATechServices@logan.qld.gov.au) containing polygon object(s) projected as MGA2020 Zone 56 showing the extent of proposed area based clearing.

Further Advice: Should a financial offset be proposed, the following is required to allow Council officers to draft and prepare an Infrastructure Agreement for Vegetation Clearing:

- Name of proponent
- Name of landowner

Please note:

- Where the proponent is a company, provide a current ASIC search providing proof of the company's ACN
- Where the landowner is a company, provide a current ASIC search providing proof of the company's ACN
- Where the landowner providing consent for the Infrastructure Agreement is signing as a Trustee or under a Power of Attorney, a certified copy of the relevant authorising instrument (copy of Power of Attorney/ Deed) must be provided.

Waterway

- 3.5. Provide a plan that shows all impacts to the mapped Waterway corridors and wetlands overlay that includes the full extent of proposed earthworks and any resulting impacts to vegetation within the 'Vegetation Unit A' area.
- 3.6. Provide:
 - 3.6.1. amended plans that show the existing dam on site to be dewatered and rehabilitated; and
 - 3.6.2. support from the adjoining land owner for the dewatering of the dam.

Advice Note: Council cannot accept dedication of land containing an open water body on public land that may pose a safety risk.

- 3.7. Demonstrate how the development will protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors by providing a concept rehabilitation plan that includes proposed species, densities and planting matrices applicable to each area.

Advice Note: Council officers have concerns with the location of proposed Lot 30 being wholly within the mapped waterway and insufficient information to demonstrate how the proposal demonstrates compliance with the Waterway corridors and wetlands overlay code. Any response should also consider the detwatering of the dam on site.

Further Advice: Rehabilitation and dedication of the waterway corridor is for the purpose of demonstrating compliance with the Waterway corridors and wetlands overlay code only and infrastructure credits are not applicable for the works.

4. FLOODING

- 4.1. Amend the Hydraulic Impact Assessment to include local flood risk area mapping and hazard mapping in accordance with SC6.2.10 in the Logan Planning Scheme.
Advice Note: Planning Scheme Policy 10 – Flood provides the criteria for risk categories.
- 4.2. Amend the climate change factor adopted in the Hydraulic Impact Assessment to RCP 4.5 for 2100 in accordance with SC6.2.10 in the Logan Planning Scheme.
- 4.3. Amend the Hydraulic Impact Assessment to include the full suite of design events in accordance with SC6.2.10 in the Logan Planning Scheme.
- 4.4. Demonstrate the stormwater management devices are in accordance with PO/26 and PO/27 of the Flood hazard overlay code.
- 4.5. Include the 1% AEP post development local flood level on concept design drawings.
- 4.6. Amend the Hydraulic Impact Assessment to include a full address of the Flood hazard overlay code.

5. TRAFFIC

Traffic / Transport

- 5.1. Provide a Traffic Impact Statement (TIS) which includes the following:
 - 5.1.1. The traffic generation of the proposal and its impact on the road network from the year of opening and 10 years after the year opening of the final stage of development.
 - 5.1.2. A brief description of the existing operational conditions of the road network in the immediate vicinity of the development
 - 5.1.3. Analysis of the operation of the accesses to the development including a turn warrant assessment.
 - 5.1.4. Analysis of the operation of the first intersection, as a minimum, on either side of the accesses.
 - 5.1.5. A conceptual geometric layout of the access arrangements.
 - 5.1.6. For the purposes of determining existing site conditions, recent traffic surveys should be used with an accurate minimum background growth rate as determined by the traffic reporting and surveys.
 - 5.1.7. Provide information on all modes of people and goods movement, including, but not limited to, cars, pedestrians, bicycles, service vehicles and public transport.
 - 5.1.8. Detail the parking requirements (according to the LPS 2015 requirements) within the development and include turning templates for the largest vehicle movements into, out of and within the site.
 - 5.1.9. All vehicles shall enter and exit the site in the forward direction. Servicing includes waste removal and furniture and goods loading/unloading and the TIS needs to demonstrate how such servicing is undertaken.
 - 5.1.10. Provide details of the sight distance provided at the site entrance(s) in accordance with AS2890.1 – Off Street Parking and Austroads Guide to Road Design – Part 4A – Unsignalised and Signalised Intersections.
 - 5.1.11. Professional opinion on the expected traffic impact based on a site observation during the expected critical peak hour and the analysis conducted.

Further Advice:

- The traffic impact statement submitted to Council must be certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) specialising in traffic engineering.

- Refer to Austroads Guide to Traffic Management Part 12: Traffic Impacts of development (2016).
- Traffic survey(s) should be conducted during the busiest periods of the week to ensure the best possible recommendations are provided by the consultant.
- Logan City Council prefers traffic survey(s) to be conducted on Thursdays and Saturdays during am/pm peak hour traffic.
- Peak periods are typically from 6am to 9:30am and 3pm to 6:30pm on week days.

6. ENGINEERING

Roadworks

- 6.1. Provide an amended plan of development to demonstrate how the proposed layout provides an efficient network with external properties to the north.

Advice Note: This item can be addressed in conjunction with item 1.4 regarding the submission of a structure plan.

Servicing

- 6.2. Demonstrate that Driveway 01 has sufficient length to cater for the turn around movements of a Medium Rigid Vehicle (MRV) from the proposed detention basin.

7. WATER DEVELOPMENT SERVICES

Material Change of Use

Water and Sewer

- 7.1. Demonstrate how the proposed balance lot (Lot 50) is going to be serviced.

Reconfiguration of a Lot

Water

- 7.2. Submit a water supply analysis report to Council to ensure that the proposed internal water reticulation meets Council's Desired Standards of Service (DSOS) and does not disadvantage existing customers. The water analysis report must include a water reticulation schematic plan detailing sizes of proposed water mains.

Note: Contact Council's Water Development Services Program for further information regarding modelling requirements and the provision of hydraulic models and relevant information to undertake any analysis. All new development is required to meet an on-demand water supply service standard, unless otherwise indicated in writing from Council.

- 7.3. Amended Preliminary Sewer & Water Layout Plan (C500-D) to:
- 7.3.1. Identify water supply infrastructure to be decommissioned or relocated to service the development;
 - 7.3.2. Give sizing of water mains;
 - 7.3.3. Show provision for future connection of any adjacent properties;
 - 7.3.4. Complete water main loop along Road 02 to connect to the former development (remove dead end on former development).

Sewer

- 7.4. Nominate the location for the Trunk Sewer (by Council) that will be traversing through the eastern boundary of the Drainage Reserve. The sewer is very likely to be traversing through Lot 30.

Advice Note: There is a trunk sewer identified in Council's planned works, with the current alignment traversing through the location of proposed lot 30. The Applicant is encouraged to

provide a northern road connection as per item 1.5.3, which will additionally allow for the trunk sewer to be located through the road reserve in lieu of a private lot. For enquiries regarding this item see contact details below.

7.5. Amended Preliminary Sewer & Water Layout Plan (C500-D) to:

7.5.1. Give sizing of sewer mains;

7.5.2. Correct sewer offset where sewer only in the verge;

7.5.3. Show provisions for future connections to any adjacent properties.

For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 3412 4004. 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.

8. 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.

9. 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.

10. 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.

Further advice:

Fees may be payable for the preparation of any required Infrastructure Agreements related to the payment of infrastructure charges, delivery of infrastructure (excluding vegetation clearing and stormwater quality offset infrastructure agreements), and for the amendment of existing Infrastructure Agreements in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.

For further information about this application please contact Council on (07) 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully

Lisa Heanue
Principal Planning Officer
Planning Assessment and Technical Services