



W O L T E R
consulting group

Our ref: 23-0120P/1

Your ref: COM/64/2023

3 May 2024

Logan City Council

PO Box 3226

Logan City DC QLD 4114

Via email: development@logan.qld.gov.au

Attn: Jessica Binch – Acting Planning Assessment Coordinator, Growth, Economy and Sustainability

Dear Jessica,

RE: Response to Information Request (Section 13.2 DA Rules)
Variation Request and Reconfiguring a Lot (1 Lots into 86 Lots and New Road)
117-127 Koplick Road and Lot 200 East Beaumont Road, Park Ridge QLD 4125

INTRODUCTION

We refer to Council's Information Request letter dated 21 September 2023 in relation to the abovementioned application and provide below a full response in accordance with section 13.2(a) of the Development Assessment Rules (DA Rules). We would like to thank Council for the collaborative and consultative approach that has been undertaken to enable this complete response to be provided.

We are confident that we have addressed all the relevant matters raised by Council and look forward to Council's feedback once they review and consider all the documentation included as part of this information request response.

SUPPORTING MATERIAL

This response is supported by the following information:

- Attachment A – Park Ridge Land Use Plan Overlay
- Attachment B – Engineering Matters Information Request Response
- Attachment C – Amended Landscape Concept Package
- Attachment D - Traffic Matters Information Request Response
- Attachment E – Amended Plan of Reconfiguration
- Attachment F – Amended Plan of Development
- Attachment G – Amended Bushfire Attack Level Plan

RESPONSE TO INFORMATION REQUEST

1.0 PLANNING

Council Item 1.1 – Park Ridge Land Use Area Plan (LUAP) Designation

Provide a Site Plan of the proposed development which includes an overlay of the site's designation under the Park Ridge Land Use Area Plan (LUAP). The plan will be used to identify which components of the development fall within the Low density residential designation and those which are located in the Environmental management area designation.

Our Response

In accordance with this request from Council, an overlay plan has been prepared which illustrates the proposed development in the context of the LUAP.

This overlay plan demonstrates the general suitability and consistency with what is proposed by the development and that which was contemplated as part of the LUAP.

For further information in relation to this aspect, please refer to Attachment A – Park Ridge Land Use Plan overlay.

Council Item 1.2 – Stormwater Discharge

Include Lot 13 RP135029 in the subject application to accommodate the proposed stormwater flows and discharge arrangements.

Our Response

The owners consent from Lot 13 on RP135029 will be submitted shortly under separate cover. Furthermore, and as agreed with Council, this adjoining Lot 13 on RP135029 has not been included as part of the subject application.

Additionally, the stormwater management plan amended as part of this information request response has been updated to include discussions and commentary in relation to adjoining Lot 13 on RP135029.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 1.3 – Stormwater Discharge

Provide landowner's consent for Lot 13 RP135029 to allow the lot to form part of the subject application.

Advice note:

Plans 23-0171 P105, P106 and P200 prepared by Colliers illustrate the proposed drainage and bio retention basin layouts for the development. These plans illustrate the proposed drainage swale and discharge from the bio retention basin occurring within Lot 13, being the adjoining lot to the east.

Our Response

Following further discussion of this item with Council, the owners consent from Lot 13 on RP135029 will be provided under separate cover shortly.

Council Item 1.4 – Stormwater Discharge

Illustrate on a Structure Plan for the locality how development over the adjoining Lot 13 to the east will occur and accommodate the proposed stormwater flow and discharge at the location shown on Plans 23-0171 P105, P106 and P200.

Our Response

In accordance with this request from Council, additional information on the design plans have been prepared in relation to stormwater flows and discharge over Lot 13 on RP135029.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 1.5 – Retaining walls/Boundary fences

Provide plans and details which illustrate how boundary fences and the proposed retaining walls will be positioned to ensure the total combined height does not exceed 2.0 metres in one plane. Retaining walls and fences should be designed to limit the visual impacts to internal and neighbouring allotments, the streetscape and public areas.

Advice note:

A combined retaining wall and fence height exceeding 2.0 metres would not be supported, as this is not considered to result in an outcome consistent with an urban landscape setting, as per Specific outcomes of the Design and place making Element (s3.11.2.1) as well as Specific outcome 3.11.3.1 (4) of the Amenity Element of the Strategic Framework.

Our Response

In accordance with this request from Council, additional information and details have been prepared and accompany this information request response in relation to the intended design and interaction between boundary fences in retaining walls.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response and Attachment C – Amended Landscape Concept Package.

Council Item 1.6 – Retaining walls/Boundary fences

Provide details of the proposed treatment of retaining walls and their presentation to adjoining properties and streetscape.

Advice note:

The use of textured colour concrete block/sleepers for the proposed retaining walls will improve the visual presentation to the adjoining properties and streetscape.

Our Response

In accordance with this request from Council, additional information has been prepared in relation to the proposed treatment of retaining walls and/or fences.

Importantly, all proposed retaining walls are to be constructed of textured sleepers where they are to be exposed at the frontages of the new lots. Further details in relation to the treatment of these walls are intended to be provided at detailed operational works stage and if required, Council can condition relevant aspects accordingly as part of the reconfiguration of a lot application.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 1.7 – Retaining walls/Boundary fences

Submit plans (cross section and/or elevation plans) which illustrates the proposed landscaping and fencing treatment to be used along the site's frontage to Koplick Road.

Advice note:

The proposed visual treatment of fencing/retaining walls and landscaping along the site's frontage should create a streetscape that positively responds to the urban collector classification of Koplick Road and avoid a road frontage and streetscape dominated by fencing.

Our Response

In accordance with this request from Council, additional information has been prepared in relation to the proposed landscaping and fencing treatment to be used along the Koplick Road frontage.

Importantly, all proposed retaining walls along the Koplick Road frontage are below the verge and will not be readily visible from the streetscape. Notwithstanding, sufficient detail and design and emphasis has been placed in relation to the proposed fencing and landscaping that will be visible along the frontage so as to provide a consistent and compatible visual outcome that are generally provided within master planned residential estates. This includes the use of timber batten fencing and typical verge landscape treatments.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response and Attachment C – Amended .Landscape Concept Package.

Council Item 1.8 – Proposed Access Lane for Lots 9 and 10

Provide confirmation that the proposed 10m wide access lane for Lots 9 and 10 complies with s3.4.4.3 of the Planning Scheme policy (PSP) 5 – Design standards for an Access lane.

Our Response

Following this request from Council, a review of the relevant design standards contained within Planning Scheme Policy 5 for access lanes has been undertaken. The key design provisions contained within this Policy in which the proposed access lane complies with includes that of:

- The proposed access lane intends access to only 2 lots, which is less than the prescribed maximum of 4 lots.
- The minimum width of a 10m wide road reserve width has been provided.
- The proposed access lane is able to accommodate the required 6 metre wide pavement.
- The proposed water and sewer services have been relocated such that they are not underneath the pavement.
- The intended location of refuse collection pads for each of the lots proposed to be accessed via the laneway have been shown on the plans.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response and Attachment D – Traffic Matters Information Request Response..

Council Item 1.9 – Proposed Access Lane for Lots 9 and 10

Amend the proposed Development plan and supporting material to illustrate the location of a reinforced kerbside refuse/recycling bin collection pad for proposed Lots 9 and 10.

Our Response

In accordance with this request from Council, the engineering drawings have been amended to illustrate the location of the proposed reinforced kerbside refuse/recycling bin collection pads for proposed Lots 9 and 10.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 1.10 – Lot Diversity

Identify the number of lots proposed /percentages in each Lot size category, as follows:

Lot Area	Number of lots/ Percentage
400m ² to 449m ²	
450m ² to 499m ²	
500m ² to 549m ²	
>550m ²	

Our Response

In accordance with this request from Council, the relevant lot numbers and percentages in relation to individual proposed lot size is contained within the Table below:

Lot Area	Number of lots/ Percentage
400m ² to 449m ²	68 / 76%
450m ² to 499m ²	13 / 14%
500m ² to 549m ²	6 / 7%
>550m ²	3 / 3%

Council Item 1.11 – Corner Lot Frontages

Provide justification to support the reduced road frontages for proposed Lots 37, 69 and 73 to confirm compliance with Performance Outcome PO3 of the Reconfiguration of lot code.

Our Response

In accordance with this request from Council, the proposed subdivision lot design has been amended to include increased lot frontages to the corner lots previously annotated as Lots 37, 69 and 73.

These corner lots are now annotated as Lots 39, 73 and 76 on the updated layout plan. As can be seen from the amended lot layout provided as part of this information request response, the road frontages of each of these three (3) corner lots have been increased considerably to address the concerns raised by Council. Importantly, each corner lot now has the equivalent of minimum frontages of well in excess of 12.5m, ensuring relevant compliance with PO3 of the Reconfiguring a lot code.

For further information in relation to this aspect, please refer to Attachment E- Amended Plan of Reconfiguration.

Council Item 1.12 – Staging Plan

Submit a Staging plan for the proposed development annotating the proposed stage boundary and the lots to be delivered as part of each stage.

Advice Note:

Consider creating a separate stage for proposed lots 1-12, as these lots will not be able to be plan sealed until the property to the east has developed.

Our Response

In response to this request from Council, staging has been demonstrated on both the proposed reconfiguration and preliminary engineering plans.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response and Attachment E – Amended Plan of Reconfiguration.

Council Item 1.13 – Amendments to proposed Development Controls

Amend the proposed Development Controls for future development, as follows:

1.13.1. Remove reference to requirements for lots with frontages of 10 to 12.49 metres.

1.13.2. Amend the stated Maximum Building Height parameter to read: 'Two (2) storeys/8.5 metres'.

1.13.3. Limit the site cover of future development to not exceed 60% (inclusive of covered private open space elements).

1.13.4. Limit the Maximum length of Built to Boundary wall to 9 metres.

Our Response

In accordance with this request from Council, amendments have been made to the dwelling house Plan of Development.

Specifically, all the specified changes to the wording of the development control notes contained within this plan have been made.

For further information in relation to this aspect, please refer to Attachment F – Amended Plan of Development.

ENVIRONMENT

Council Item 2.1 – Bushfire Hazard Area

Provide an amended proposed plan of development which depicts building envelopes for proposed Lots 1, 16 and 86, which achieve a Bushfire Attack Level setback equal to or less and BAL-29.

Our Response

In accordance with this request from Council, amendments have been made to the Bushfire Attack Level plan.

Specifically, the requested BLE on the three lots that are equal to a BAL of 29 or less have been shown. Importantly, please note that due to the design changes made as part of this information request response, there have been some lot inclusion and renumbering. The previously identified lots of Council being Lots 1, 16 and 86 are now that of Lots 1, 16 and 90.

For further information in relation to this aspect, please refer to Attachment G – Amended Bushfire Attack Level Plan.

Council Item 2.2 – Environment

As the applicant has elected to provide a monetary contribution to achieve a net gain in native vegetation, please find attached a draft vegetation clearing infrastructure agreement for completion and to be returned to Council.

Our Response

Following this request from Council, the relevant draft infrastructure agreement for vegetation clearing has been relevantly completed and provided to Council under separate cover.

Council Item 2.3 – Park Provision

A Local Recreation Park is required under AO2 of the Infrastructure code for development of the proposed type and scale. Provide an amended proposed plan of development that depicts a Local Recreation Park that is a minimum 1 hectare in size in accordance with Table 3.12.2.1 – Design standards for parks.

Our Response

As part of the consideration of this matter and further discussions with Council, it has been agreed that a local recreation park be provided on adjoining sites to the east of this site as part of the separate development application under consideration by Council (COM65/2023).

As a local recreation park is to be provided as part of this separate development application, there is no intention or requirement to also provided it on the subject site as part of this application (COM/64/2023).

Council Item 2.4 – Park Provision

Submit a Conceptual design of the Local Recreation Park which demonstrates the ability to provide embellishments as required by Table 3.12.3.1 – Typical embellishments for recreation park. The proposed design of the park must consider CPTED matters where residential lots adjoin parkland or pedestrian linkages.

Advice note:

The subject site falls outside of Desired Standard of Service for the provision of park infrastructure as detailed within Planning Scheme Policy 5 - Infrastructure. The subject site does not meet the accessibility requirements for park provision outlined in Table 3.12.2.1 of the Policy as it is not located within 500m of an existing or approved park. Part (g) of AO2 of the Infrastructure code states that development “provides parks in accordance with Part 3.12 of Planning Scheme Policy 5 - Infrastructure.” Planning Scheme Policy 5 – Infrastructure (PSP 5) includes design standards for parks, such as minimum park sizes, minimum post development flood immunity levels, maximum grades and typical embellishments.

Our Response

As outlined above, due to the fact that the requested local recreation part is to provided on land to the east of the subject site in conjunction with COM/65/2023, there is no requirement for a concept design of that park to be prepared and accompany this applications information request response.

ENGINEERING

Council Item 3.1 – Stormwater Quantity

Provide justification for the fraction impervious value used for developed case of Stage 1 of the development.

Our Response

In accordance with this request from Council, further commentary around the fraction impervious values contained within the stormwater management plan have been provided.

For further information in relation to this aspect, please refer to Attachment C – Engineering Matters Information Request Response.

Council Item 3.2 – Stormwater Quantity

Provide owner's consent from 105-115 Koplick Road, Park Ridge (Lot 13 on RP135029) for the construction and temporary easement over the top of the proposed overland flow path.

Our Response

As requested by Council, adjoining owners consent will be provided to Council shortly under separate cover.

For further information in relation to this aspect, please refer to Attachment B – Lot 13 on RP135029 Owners Consent.

Council Item 3.3 – Stormwater Quantity

Provide a concept stormwater design for the development in the ultimate case and amend all stormwater catchments to accurately represent the proposal.

Advice note:

If proposed Lots 1-8 are to bypass the ultimate detention basin, the stormwater management plan for the ultimate case should be updated to reflect the proposed design

Our Response

In accordance with this request from Council, further commentary around the ultimate development case and respective stormwater catchments have been provided.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 3.4 – Stormwater Quantity

Provide a concept drainage proposal for East Beaumont Road and amend all stormwater catchments to accurately represent the proposal.

Our Response

In accordance with this request from Council, a concept drainage proposed for East Beaumont Road has been prepared and accompanies this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 3.5 – Roadworks

Provide a concept long section for East Beaumont Road and demonstrate how the road can be appropriately extended to the west in future.

Our Response

In accordance with this request from Council, a concept long section for East Beaumont Road extending to the west has been prepared and accompanies this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 3.6 – Roadworks

Clarify how the 10m wide pathway shown on the proposed plans of development will provide pedestrian connectivity with the adjoining development to the east.

Our Response

In accordance with this request from Council, drawing details have been provided illustrating the connectivity in relation to the 10m wide pathway connecting to future development have been prepared and accompanies this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 3.7 – Earthworks

Provide concept earthworks plans for East Beaumont Road along the frontage of the site.

Our Response

In accordance with this request from Council, cut and fill details and a cross section of earthworks for East Beaumont Road have been prepared and accompanies this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 3.8 – Stormwater Quality

The conceptual stormwater management plan indicates that the bioretention basins are 'interim in nature and will be decommissioned once a regional solution is available'. As there are no regional stormwater quality systems proposed, amend the plan to provide for permanent stormwater quality solutions. Amend the plan to include the bioretention systems on their own lots within drainage reserves.

Our Response

For specific commentary in relation to this item, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 3.9 – Stormwater Quality

Drawing number P200 (Revision 1) shows a 45m² sediment forebay. Provide the calculations as per Equations 3, 4 and 5 of the Bioretention Technical Design Guidelines (Version 1.1, October 2014).

Our Response

In accordance with this request from Council, sediment forebay calculations have been prepared and accompany this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 3.10 – Stormwater Quality

Provide a copy of the MUSIC model.

Our Response

In accordance with this request from Council, copies of the MUSIC model .sqz files accompany this information request response.

4.0 Traffic Planning

Council Item 4.1 – Traffic/Transport

Amend the plans of development to show land dedication along the Kopllick Road frontage consistent with the Council's upgrade concept plans.

Advice note:

The site levels along Kopllick Road are to be consistent with the future road levels provided in the concept road design or land dedication for batters will be required. Any additional land dedication for batters is required to be shown on the plans of development. Any required retaining walls are required to be shown on the concept engineering plans.

Our Response

In accordance with this request from Council, the Kopllick Road land dedication has been provided on the plans of development.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response, Attachment D – Traffic Matters Information Request Response and Attachment E – Amended Plan of Reconfiguration.

Council Item 4.2 – Traffic/Transport

Provide preliminary cross-sections of road works along Koplick Road frontage at 20-metre intervals.

Our Response

In accordance with this request from Council, preliminary cross-sections have been prepared along Koplick Road and accompany this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 4.3 – Traffic/Transport

Provide appropriate signs and line marking plans where new roadworks are proposed along Koplick Road which tie into the existing line marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

Our Response

In accordance with this request from Council, line-marking details have been shown on the plans in relation to Koplick Road.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 4.4 – Traffic/Transport

Provide vertical and horizontal sight lines demonstrating that Safe Intersection Sight Distance (SISD), Approach Sight Distance (ASD) and Minimum gap sight distance (MGSD) can be achieved at the Koplick Road/New Road intersection and comply with AUSTRROADS Guide to Road Design, Part 4 - Intersections and Crossings: General and Part 4A – Unsignalised and Signalised Intersections.

Our Response

For specific commentary in relation to this item, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 4.5 – Traffic/Transport

Council has reviewed the Traffic Impact Assessment (TIA) prepared by TTM identifying the impact of the proposed development on the surrounding road network. However, the TIA has not considered the

LCC's planned Chambers Flat corridor upgrade. It is anticipated that there will be slight changes to the travel route due to the road upgrades.

Provide an amended TIA considering the future Chambers Flat Road corridor upgrade.

Advice note:

Detailed information on the Chambers Flat Road corridor upgrade can be found via this link (Chambers Flat Road upgrade (Park Ridge Road to Derby Road) – Logan City Council).

Our Response

For specific commentary in relation to this item, please refer to Attachment D – Traffic Matters Information Request Response.

Council Item 4.6 – Traffic/Transport

Additionally, undertake a Road Safety Assessment of the Koplick Road/New Road intersection identifying any potential traffic safety issues and mitigation measures.

Advice note:

The Road Safety Assessment should be undertaken as per TMR 'Guide to Traffic Impact Assessment' 2018.

Our Response

For specific commentary in relation to this item, please refer to Attachment D – Traffic Matters Information Request Response.

5.0 WATER AND SEWERAGE

Council Item 5.1 – Water

Submit a water supply analysis report to Council for approval to ensure that both the proposed external and 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.

Our Response

In response to this request from, specific pipe sizing for the development was provided from Council. This has been included on the markup of the water servicing strategy.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 5.2 – Water

The existing DN100 main in East Beaumont Road has limited capacity to accommodate the proposed development. The proposed development is significantly ahead of the growth model (2066). To

achieve the consistency with Council's Master Water Planning for the area as shown in the figure below, the development is required to provide:

5.2.1. A DN250mm main on Koplick Road from the corner of Lindenthal Road to a new DMA feed at appropriate location near the development entrance/road connection. New DMA supply to be above ground as per Logan SEQ Code standard.

5.2.2. A DN200 spine (retic) from the DMA Feed/PRV north to East Beaumont Road through the development.

5.2.3. A DN150 retic along Koplick to connect to the DN200 near Birchwood Street.

Our Response

In response to this request from, additional plan details and commentary in relation to water reticulation pipe location; sizing; and delivery have been included as part of this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 5.3 – Sewer

Submit a sewerage analysis report to Council to ensure that both the proposed external and internal sewerage reticulation meets Council's Desired Standards of Service (DSS) and to demonstrate whether Council's downstream sewerage network has sufficient capacity to accommodate the proposed development. The sewerage analysis report must include a sewer schematic plan detailing sizes of proposed sewerage reticulation.

Our Response

In response to this request from, details in relation to upstream sewer catchments; flows; and pipe capacities have been compiled and accompany this information request response.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 5.4 – Sewer

Amend the proposed Sewerage Layout Plan to ensure the proposed sewerage infrastructure along Koplick Road will be located within the private property boundary, as there will be no sewer allocation in the road reserve.

Our Response

In response to this request from, the engineering drawings have been updated to show an alternative sewer option within private property.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 5.5 – Sewer

Demonstrate in a detailed plan how the proposed development (Stage 2) is to connect to Council's future downstream sewerage network via the third-party land.

Advice Note:

Decommissioning of the downstream Mt Huntley Street Sewer Pump Station and construction of the downstream gravity main has not occurred due to many issues that might affect the timing of the completion.

Our Response

In response to this request from, the engineering drawings have been updated to show the proposed alignment of the downstream sewer, as well as additional relevant commentary.

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Council Item 5.6 – Sewer

Amend the proposed Site Layout to consider the impact of the future possible DN800 Rai Drive SPS rising main which is likely to traverse the north-eastern corner within the development site, as shown below:

Advice note:

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.

Our Response

For further information in relation to this aspect, please refer to Attachment B – Engineering Matters Information Request Response.

Additional Matters

Please note that as preparing this information request response, some additional layout changes and design efficiencies were able to be made to the proposed plan of reconfiguration. This has resulted in four (4) additional lots being proposed for the site and subsequent lot renumbering. In this regard, the

proposed reconfiguration aspect of the proposed development is now best described as that of 1 into 90 lots plus new road. Additionally, and for the purposes of completeness, all the changes made as a result of responding to this information request are consistent with those that would be described as a 'minor change' to the development application.

CONCLUSION

Thank you for your attention to this matter. As the development application is subject to impact assessment, Part 4: Public Notification of the DA Rules apply, and the application will proceed to public notification accordingly.

Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,



Gary Savins

Director of Planning (Gold Coast)

Wolter Consulting Group