

Ref: 23-0120P & 23-0120P/1

07/04/2025

Attention: Dale Schroeder
Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

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

RE: Response to Outstanding Matters
117-127 Koplick Road, Park Ridge QLD 4125 – COM/64/2023
95-103 & 105-115 Koplick Road and Lot 200 East Beaumont Road, Park Ridge
QLD 4125 – COM/65/2023

Dear Dale,

We refer to recent email correspondence from Council in relation to the abovementioned application. A full response to the outstanding matters is provided in this letter and the identified supporting material.

Thank you for your attention to this matter. We trust that this has addressed your queries and request that Council resume their assessment of the development application.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chelsea Evans', written in a cursive style.

Chelsea Evans
SENIOR PLANNER

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Response to Outstanding Matters

Supporting Material

This response is supported by the following information.

Document Title	Prepared By	Date
Plan of Reconfiguration, Rev L	Therefor Group	20.03.2025
Plan of Development, Ver F	Therefor Group	28.03.2025
Precinct Plan, Ver C	Therefor Group	28.03.2025
Staging Plan, Ver H <i>(for the western site)</i>	Therefor Group	07.04.2025 (markups)
Staging Plan, Ver L <i>(for the eastern site)</i>	Therefor Group	07.04.2025 (markups)
Landscape Concept Package, Issue H	Therefor Group	20.03.2025
Bushfire Management Plan, V3	Queensland Bushfire Planning	March 2025
RFI Response Letter	Colliers	07.04.2025
Civil Engineering Drawings, Rev 4	Colliers	31.03.2025
Stormwater Management Plan, Ver 5	Colliers	April 2025

Summary of Changes

The following changes have been made in direct response to the matters raised by Council and reflected on the revised plans **enclosed** with this letter:

- A 3.5m wide pedestrian pathway has been provided to East Beaumont Road as marked up by Council in red. This has required removal of 2 residential lots to accommodate. As advised by Council, this pathway is to be dedicated as park and has been denoted accordingly.
- Amendments to boundaries of the allocation of land for park and drainage purposes, to reflect the civil and landscape design.
- Lots 107-115 have been amended to ensure there are no more than 3 lots in a row with the same frontage width. Specifically, the depths of Lots 107-108 have been slightly reduced to accommodate additional frontage to Lot 112.
- The picnic shelter is to be located adjacent Lot 125. This is a highly accessible location being directly off the road and internal footpaths, and will be separated from residential lots by landscaping and private fencing.
- The basketball court has been removed and replaced with a handball court adjacent the southern playground, as suggested by Council.
- The stormwater basin has been modified to accommodate a connected pedestrian pathway along its northwestern side within the development as marked up by Council in red. This has required a review of the civil engineering design to accommodate, as detailed in the documentation provided by Colliers.
- The pedestrian access paths previously shown to the stormwater basin have been removed.

Response

Please see our response to the items raised by Council as follows.

Reconfiguration of Lot Plan and Proposed Plan of Development

Upon review of the FIR Response I note that no revised Reconfiguration of Lot plans/ Plan of Development plans were submitted for either COM/64/2023 or COM/65/2023. It is noted that within your Cover Letter, on page 7, reference is made to an attached Plan of Reconfiguration for COM/65/2023. Given the responses to the various other technical items, are

you able to confirm the status of any revised Reconfiguration of Lot plans/ Plan of Development plans for COM/64/2023 and COM/65/2023?

Response

It is noted a copy of the revised Plan of Reconfiguration for COM/65/2023 which formed part of the FIR Response was provided in email correspondence to Council on 17/01/2025 at 10:54AM. That plan has since been superseded.

Throughout the course of reviewing the further matters raised and responded to below, the Plan of Reconfiguration for COM/65/2023 was subject to further amendments to include the following:

- A 3.5m wide pedestrian pathway has been provided to East Beaumont Road as marked up by Council in red. This has required removal of 2 residential lots to accommodate. As advised by Council, this pathway is to be dedicated as park and has been denoted accordingly.
- Amendments to the allocation of land for park and drainage purposes, to reflect the civil and landscape design.
- Updated yield table.

A copy of the revised Plan of Reconfiguration is **enclosed**. The Precinct Plan and Plan of Development has also been updated to reflect these changes and amended plans are **enclosed**.

Stormwater Quality

The following items refer to Application No.: COM/65/2023.

1. Provide long and section drawings of the proposed biopods/street trees demonstrating that the pods can be accommodated within the road reserve and achieve the following:
 - a. Not result in a safety hazard e.g. by creating a drop off from the footpath and road to the filter media surface. Typically, the drop-off would need to be limited to a maximum of 100mm to achieve this and batters provided. Council does not have standard drawings for this however the Brisbane City Council drawings can be used as a guide;
 - b. Not interfere or compromise other underground services (such as sewers, water, gas, telecommunication, electricity, etc) or footpaths within the road verge or impede property access;
 - c. Not locate field inlet pits within the biopod filter area i.e. the kerb invert level will set the extended detention depth and once the extended detention depth is exceeded flows will backwater and bypass the bioretention system. Road gully pits should be downstream of the biopods; and
 - d. If trees are proposed within the filter media, amend the filter media depth to a minimum of 700mm in accordance with the Bioretention Technical Design Guidelines (2014).

Advice Note – If the above cannot be adequately demonstrated the verge will need to be widened accordingly.

2. Provide a copy of the MUSIC model used to assess the effectiveness of the proposed treatment train. (email: Development@logan.qld.gov.au).

Advice Note – The parameters of the ground nodes in the previous MUSIC model were amended to the recommended parameters outlined in the MUSIC Modelling Guidelines for urban residential use to check if the proposed treatment train is sufficient to meet the water quality objectives. However, the amended MUSIC model indicates that the proposed treatment train is not sufficient to meet the water quality objectives.

3. Justify the breakdown percentages used for the ground and roof nodes.

Advice Note – As can be seen in the table below, the breakdown percentages appears to underestimate the breakdown percentages of the proposed development and are not in accordance with Table B1.1 of the MUSIC Modelling guidelines. Amend the nodes to reflect the proposed density.

	Area (ha)				Breakdown of surface type %		
	Total	Road	Roof	Ground	Road	Roof	Ground
A	0.53	0.06	0.24	0.23	11.32%	45.28%	43.40%
B	4.15	1.35	1.27	1.53	32.53%	30.60%	36.87%
C	2.77	0.76	1.12	0.89	27.44%	40.43%	32.13%

D	3.6	0.92	1.4	1.28	25.56%	38.89%	35.56%
E	0.33	0	0.19	0.14	0.00%	57.58%	42.42%
F	1.45	0.47	0.54	0.44	32.41%	37.24%	30.34%

4. Amend the Stormwater Management Plan to include a catchment plan and show the roof, road (driveways, car parking areas, etc.), ground impervious (footpaths, etc.) and ground pervious (landscaping areas, etc.) areas with the stormwater flow directions.
5. Show the exact location of S1 & S2 catchments (100% pervious area) in the catchment plan.

Response

Please refer to the **enclosed** correspondence, drawings and revised Stormwater Management Plan provided by Colliers which addresses the above points.

We understand these matters have now been resolved.

Sewer and Water

Logan Water's comments and further requirements:

1. Following a review of the proposed location of PRV in consultation with Council's Health, Climate and Conservation section, it has been determined that Council cannot support the proposed PRV location on Council land - (Corner of Lindenthal Road and Koplick Road).
 - a. The applicant is requested to allocate an area 5m x 9m for the dual PRV. Logan Water is open to consideration of proposed PRV locations, provided the placement is outside of the footprint of the future road.

Advice note – Logan Water may accept a temporary PRV location solution (provided at the applicant's cost), as long as it does not compromise the existing service providers on the road and does not cause any near-term road augmentation issues.

2. The applicant is requested to resolve the downstream sewer connection and trunk sewer main issues before Logan Water can issue conditions for this application. Please Note these issues are not under negotiation with Logan Water as noted in the applicant's FIR response.

Response

Please refer to the **enclosed** correspondence and drawings provided by Colliers which addresses the above points.

We understand these matters have now been resolved.

Vegetation Management

The attached email was sent from Council's Tech Services team directly to Tom Cranny of 28 South Environmental (email of 22/1/2025):

Thanks for providing the updated GIS files which have been used to calculate the environmental offset.

For approval, Council will require updated vegetation clearing plans which reflect the latest GIS files along with individual trees which were used to calculate the offset.

Can you please submit a plan that depicts individual native trees and native habitat trees proposed to be removed within the Secondary vegetation management area and the area of Primary vegetation proposed to be removed.

The tree retention plan and associated tree schedule should be updated to only include native trees and native habitat trees proposed to be removed within the Secondary vegetation management area.

The plan will then be used as the approved clearing plan.

Response

A response to the above item was provided to Council by email correspondence from 28 South on 03/02/2025 at 10:20AM.

We understand these matters have now been resolved.

Bushfire Hazard Assessment

Given the amended layout of the proposed development, Council's Tech Service officers have requested the following to ensure the Bushfire Hazard Management Plan to be endorsed is accurate:

1. Provide an updated bushfire management plan reflecting the latest proposed plan of development. Figure 9 and Figure 10 are required to be updated along with associated lot number references within the report.

Response

In response to Council's request, please see **enclosed** revised Bushfire Hazard Management Plan which reflects the latest Plan of Reconfiguration. Figure 9 and Figure 10 have also been updated, as well as the associated lot number references within the report.

We understand this matter is now resolved.

Parks/ Landscaping

FROM EMAIL 22/01/25: Changes to the proposed park appear limited to the relocation of the Basketball Court. As it relates to this point, it is noted that your Cover Letter refers to the Picnic shelter (located along side the Basketball Court in the previous design of the proposed Park) being relocated to be near Lot 127 to address the identified amenity issues as tabled by Council. A review of the submitted Landscape Concept Plan, notes the Picnic shelter in the same location as illustrated in the previous design. Could you please confirm the location of picnic shelter in light of Council's FIR item?

FROM EMAIL 31/01/25: The revised Park layout and the applicant's response has been reviewed. Council officers have concerns with potential safety concerns with the proximity of the Basketball court to the road and drainage swale. Further consideration of the provision of a connected pedestrian pathway is required. Specifically, the following has been requested:

1. Provide an amended plan which relocates the basketball court further away from the drainage swale and the road. Advice note: Due to limited space a basketball halfcourt may not be achievable. An alternative may be a handball court closer to the playground.
2. Provide an amended plan with a modified stormwater basin to accommodate a connected pedestrian pathway within the development (as indicatively marked up in red below). Remove currently shown pedestrian access paths to the stormwater basin.



Advice note: Creating an internally connected pedestrian footpath would create a more usable pathway system activating the internal park network. Noting also that internal pathways surrounding lots could also be reduced.

Response

In response to Council's request, please see **enclosed** revised Landscape Concept Package which reflects the following changes:

- The picnic shelter is to be located adjacent Lot 125. This is a highly accessible location being directly off the road and internal footpaths, and will be separated from residential lots by landscaping and private fencing.

- The basketball court has been removed and replaced with a handball court adjacent the southern playground, as suggested by Council.
- The stormwater basin has been modified to accommodate a connected pedestrian pathway along its northwestern side within the development as marked up by Council in red. This has required a review of the civil engineering design to accommodate, as detailed in the documentation provided by Colliers.
- A 3.5m wide pedestrian pathway has been provided to East Beaumont Road as marked up by Council in red. This has required removal of 2 residential lots to accommodate. As advised by Council, this pathway is to be dedicated as park and has been denoted accordingly.
- The previously shown pedestrian access paths to the stormwater basin have been removed.

We understand these matters have now been resolved.

Lot Diversity

1. *As it relates to COM/65/2023, I noticed the RL plan include Lots 109-114 all with frontages of 12.5m (refer to screenshot below). Please note that Council does not support more than 3 lots in a row with the same frontage width.*

Please submit an amended plan which breaks up the uniformity of these lots by incorporating a 1 or 2 lots with a different frontage. Please note, Council would be seeking a noticeable difference in the lot frontages to ensure sufficient diversity in the streetscape is achieved.

Response

In response to Council's request, please see **enclosed** revised Plan of Reconfiguration which has amended Lots 109-114 to ensure there are no more than 3 lots in a row with the same frontage width. Specifically, the depths of Lots 107-108 have been slightly reduced to accommodate additional frontage to Lot 112.

We understand this matter is now resolved.

Updated Plan of Development and Staging Plan for COM/65/2023

1. *In responding to the item above, could you please submit an updated Plan of Development for COM/65/2023 reflecting the change to the applicable lots.*
2. *It is noted that COM/64/2023 includes a Staging Plan (reference Drawing No. 21-0346U_05). Could confirm whether COM/65/2023 is to include staging. If so, could you please provide a Staging Plan.*

Response

In response to point 1, please see **enclosed** revised Plan of Reconfiguration.

In response to point 2, please see **enclosed** updated Staging Plans for both applications.