

Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 299598
Document Number: 16055865
Please Quote: COM/74/2022
File Number: 1296803-1



21 September 2022

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Pacificcorp (Adele) Pty Ltd
C/- Wolter Consulting Group Pty Ltd
PO Box 436
NEW FARM QLD 4005

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: COM/74/2022
PROPERTY ADDRESS: 19 ADELE CRESCENT, BAHRS SCRUB QLD 4207, 23 ADELE CRESCENT, BAHRS SCRUB QLD 4207
PROPERTY DESCRIPTION: LOT 28 RP 169807, LOT 27 RP 169807
APPLICATION DESCRIPTION:
• **COMBINED APPLICATION - RECONFIGURING A LOT (2 LOTS INTO 11 LOTS) AND OPERATIONAL WORK (EARTHWORKS AND CLEARING VEGETATION)**

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. ENGINEERING ITEMS

Stormwater Quantity

- 1.1. Demonstrate how the principle of 'no worsening' will be achieved for the full range of design storm events up to and including the 1% AEP major storm event in accordance with Section 3.6.2.10 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure.
Advice Note: Tables 3.3 – 3.5 of the submitted Stormwater Management Plan indicate increases in peak flows for varying design storm events at all discharge locations.
- 1.2. Provide an appropriate lawful point of discharge for proposed Lots 5-7 in accordance with Section 3.6 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure.
Advice Note: Demonstrate how flows will be conveyed to the mapped waterway to the north-east of the development site.
- 1.3. Confirm how proposed Lots 1-4 will discharge to Catchment A1 based on the proposed earthworks levels to ensure an appropriate lawful point of discharge will be achieved for each lot.
- 1.4. Submit an amended conceptual Site Based Stormwater Management Plan, prepared in accordance with Section 2.4.1 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure, to address the following items:

- 1.4.1. The lawful point of discharge for the site, and how flows will be conveyed to this point;
- 1.4.2. The proposed measures to achieve 'no worsening' of peak discharge from the site for the full range of design storm events, up to and including the 1% AEP event;
- 1.4.3. Review the noted pre-development and post-development impervious fractions nominated in Table 3.2 for the site.
Advice Note: The pre-development values appear to be high based on existing site coverage, and the post-development values appear to be low for the likely future site coverage.
- 1.4.4. Provide hydraulic calculations and a 'no worsening' assessment for the development site itself (i.e. not inclusive of external catchments) to determine the site specific direct discharge impacts;
- 1.4.5. Provide Rational Method validation for the full range of design storm events;
- 1.4.6. Review the external catchment extents to ensure only catchments acting on the development site are represented and that the most recent drainage characteristics are utilised;
Advice Note: Catchments EXT 3 and EXT 4 do not appear to impact the subject site, and the area to the west of the site should be amended to reflect the recent approved drainage design associated with Herbst Drive and Tea Tree Court.
- 1.4.7. Review Table 3.3 to confirm how peak flows are estimated for LPD A;
- 1.4.8. Amend the 1% AEP peak flows for LPD B noted in Tables 3.2 and 3.4 to be consistent;
- 1.4.9. Amend the 1% AEP peak flows for LPD C noted in Tables 3.2 and 3.5 to be consistent;
- 1.4.10. Review the estimated peak flows for Catchments EXT A and EXT C noted in Table 3.2 for the pre-development and post-development scenarios;
Advice Note: No changes are anticipated.
- 1.4.11. Confirm how upstream sheet flow from the south will be managed within proposed Lots 10 and 11 to ensure no adverse impacts on the proposed batters or building areas; and
- 1.4.12. Provide a detailed assessment of the peak flows within Adele Crescent for both the pre-development and post-development scenarios to confirm the impacts of diverting flows from Road 1 to the road network.

Roadworks

- 1.5. Amend the grade of Road 1 to achieve a maximum grade of 12 percent in accordance with Table 3.4.4.2.1 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure.
- 1.6. Provide further assessment of the proposed table drains within Road 1, including the following items:
 - 1.6.1. Ensure that edge restraint can be provided;
 - 1.6.2. Demonstrate that the table drains will have adequate capacity to convey 1% AEP flows and freeboard; and
 - 1.6.3. Demonstrate that flows will not scour given the nominated longitudinal grades.

Access and Servicing

- 1.7. Demonstrate that compliant crossovers can be constructed to all proposed lots in appropriate and functional locations in accordance with Section 3.4.5 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure.

Advice Note: *This is required due to the proposed batter grades and unusual building pad designs for several lots.*

Earthworks

- 1.8. Confirm if an Operational Works permit for earthworks is being sought as part of the subject application. If so, submit detailed design drawings and cross sections for assessment, certified by an RPEQ.
- 1.9. Council has critical concerns regarding the proposed batter heights and grades. Address the following items in accordance with PO7/AO7 of the Filling and Excavation Code and Section 3.3.6.1 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure:
 - 1.9.1. Amend all batters to achieve a maximum grade of 1:4 (V:H);
 - 1.9.2. Ensure all batters are benched where the freestanding height exceeds 2.5 metres;
 - 1.9.3. Provide appropriate drainage at the top and toe of each batter;
 - 1.9.4. Demonstrate that the batters will be constructed wholly within the property boundaries;
 - 1.9.5. Provide details of stabilisation and landscaping measures;
 - 1.9.6. Submit detailed geotechnical reporting in support of any non-compliant batters;
 - 1.9.7. Provide further details as to how maintenance and visual amenity will be addressed.
- 1.10. Review the proposed grades nominated for the building pad area for each lot to ensure that minimal earthworks are required as part of any future building works.

Advice Note: *There are concerns that the proposed grades are still significant and would likely result in further applications to Council as part of any building works.*

Landslide Hazard and Steep Slope Area Overlay

- 1.11. Submit a site-specific geotechnical report prepared in accordance with Section 2.2.6 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure. The report must be certified by an RPEQ specialising in geotechnical engineering and must address the suitability of the proposed development based on the existing geotechnical conditions and identify all risk mitigation measures to ensure the development remains geologically stable in the long term.
- 1.12. Amend the indicative building envelope plans to reflect appropriate locations for the construction of dwelling houses as specified in a site-based geotechnical report.
- 1.13. Demonstrate how compliance with PO3 will be achieved with respect to the proposed filling and excavation works and responsiveness to topography and visual amenity.

2. LANDSCAPING

Street Trees

- 2.1. Eucalyptus microcorys is not a supported street tree. Provide an amended concept landscape plan with a planting pallet in accordance with Planning scheme policy – 5 (Infrastructure) Table 4.2.4. The plan must be prepared by a person who satisfies section 2.1(1)(a) of PSP5.

3. ENVIRONMENT

Biodiversity Management Area

- 3.1. The removal and provision of a monetary offset for Locally Significant vine forest is not supported as this does not comply with Performance Outcome 5, which states development must protect vine forest from encroachment and edge effects.
 - 3.1.1. Provide an amended reconfigure of lot plan with associated building envelopes located outside of locally significant vine forest areas.
 - 3.1.2. Building envelopes are to be significantly reduced and located closest to the proposed new road.
- 3.2. Demonstrate how the proposed development achieves a net gain of native vegetation/native trees/native habitat trees (excluding locally significant vine forest) including those located within the proposed building envelopes:
 - 3.2.1. Provide an amended site plan identifying native vegetation/native trees/native habitat trees proposed to be removed.
 - 3.2.2. Provide an amended environmental offset report in accordance with Planning Scheme Policy 3 Environmental Management reflective of the updated plans.
 - 3.2.3. Note Council will require a GIS shape file (emailed to DaTechServices@logan.qld.gov.au) containing polygon object(s) projected as MGA94 Zone 56 showing the extent of proposed clearing.

4. WATER DEVELOPMENT SERVICES

General

- 4.1. The Applicant needs to prepare a Concept Planning Report to determine the water and sewerage servicing strategy and to present to Council for approval.
- 4.2. The Concept Planning Report should be prepared taking a holistic view of addressing the needs of the entire catchment area rather than that of an individual development.

Water

- 4.3. Provide a water supply report / assessment, demonstrating that the proposed development will meet Council's Desired Standards of Service (DSS). The water report must include a water reticulation schematic plan detailing the sizes of proposed water main, including the extension from the existing network.
- 4.4. If there are part of the lots being unable to be service, (due to the steepness of the site and high elevation topography) and to ensure adequate flow and pressure is provided for those lots, an alternative solution will need to be provided by the applicant.
- 4.5. Lots that are unable to be fully service by the network, are to be identified within the plan with a hatched areas that cannot be fully service. Such areas will need to be catered for by a private onsite arrangement to deal with the required services.

Advice Note: *The provision and maintenance for any private onsite water supply facilities are to remain the responsibility of the landowner.*

- 4.6. Provide a concept schematic plan demonstrating the intended servicing for all allotments within the proposed development including the following information:
 - 4.6.1. Nominated connection point
 - 4.6.2. The accurate location of all existing Council water supply infrastructure
 - 4.6.3. Provision for the future connection of any adjacent properties
 - 4.6.4. The required location of any new fire hydrants required in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).

Sewer

- 4.7. Provide a sewerage report /assessment demonstrating that the proposed sewerage reticulation meets Council's Desired Standards of Service (DSS) and demonstrate whether Council's downstream sewerage network has sufficient capacity to accommodate the proposed development. The sewerage report must include a sewer schematic plan detailing sizes of proposed sewerage reticulation and all design details of any proposed private pump station.
- 4.8. Identify the extension of sewer infrastructure services, to demonstrate the proposed separate connections to the network for each lot.
- 4.9. Identify any sewerage infrastructure external to the development site required to provide connection to the existing sewerage network.
- 4.10. The provision of suitable points of connection for any upstream and/or adjacent properties.
- 4.11. 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).
- 4.12. Ensuring all lot servicing requirements are met.

Advice Note: *Lots that are unable to be fully service by the network are to be identified with the plan with a hatched areas that cannot be service. Such areas will need to be catered by a private onsite arrangement to deal with the required services. If the private arrangement is supported by the Planning section, such private arrangement will be subject to a plumbing and drainage application.*

Further Advice Note: *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.*

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.

7. 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 Council's Tara Green on (07) 3412 4405 or via email on development@logan.qld.gov.au.

Yours faithfully

Tonna Plail
A/Principal Planning Officer
Planning Assessment & Technical Services