

Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 209801
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Please Quote: COM/77/2023
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6 November 2023

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Quantum Investment Pty Ltd
C/- Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Att: Liam Wiley

Dear Sir,

INFORMATION REQUEST

APPLICATION NO: COM/77/2023
PROPERTY ADDRESS: 62-84 AND 86-108 TALINGA DRIVE, PARK RIDGE QLD 4125
PROPERTY DESCRIPTION: LOT 3 RP 131003, LOT 4 RP 131003
APPLICATION DESCRIPTION: COMBINED APPLICATION

- VARIATION REQUEST;
- RECONFIGURING A LOT (2 LOTS INTO 89 LOTS); AND
- OPERATIONAL WORKS FOR VEGETATION CLEARING

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 ASSESSMENT

Increased lot frontages

- 1.1. Provide an amended Subdivision Concept plan which illustrates a minimum frontage width of 14 metres for Lots 29, 37, 47 and 55.

Advice note

The increased frontage width for the above lots will provide an identifiable difference in the lot frontages when compared to adjoining lots with proposed frontage widths of 12.5. The amended frontages will avoid concentrations of similar sized lots while adding to the overall lot diversity of the development.

Lot Diversity

- 1.2. 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 to 599m ²	
600m ² +	

Park Ridge Land Use Area Plan (LUAP) Designation

- 1.3. 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.

Retaining walls/Boundary fences

- 1.4. 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 (i.e. no offset). 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.

- 1.5. 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.

- 1.6. 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 Talinga Drive as well as to the 'Future Urban Collector Road'.

Advice note

The proposed visual treatment of fencing/retaining walls and landscaping along the site's frontages should create a streetscape that positively responds to the urban collector classifications of Talinga Drive and the future road to the east and avoid a road frontage and streetscape dominated by fencing.

2. STORMWATER

Stormwater Quality

- 2.1. Confirm that the rainfall runoff parameters and pollutant export parameters used in the MUSIC model are consistent with the values outlined in the MUSIC Modelling Guidelines.
- 2.2. Amend the Stormwater Management Plan and the MUSIC model to use the recommended impervious fractions outlined in the MUSIC Modelling Guidelines.
- 2.3. Amend the Stormwater Management Plan and the MUSIC model to use the recommended area breakdown percentages of each catchment.
- 2.4. 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 Stormwater Management Plan indicates that two catchment areas of 3.04ha and 3.023ha have been modelled and the required areas of the bio-retention basins to meet the stormwater quality design objective are 350m² and 120m² respectively. However, it should be noted that each bioretention basin is required to meet the stormwater quality design objectives.

- 2.5. Use Equation 4 of the Bioretention Technical Design Guidelines to determine the minimum forebay area.

Advice note

As per the Bioretention Technical Design Guidelines,

- *The minimum sediment forebay volume should be determined using Equation 3,*
- *Then, the minimum forebay area should be determined using Equation 4,*
- *Then, the depth for forebays should be determined using Equation 5.*

A R value of 0.7 may be more acceptable than 0.8, where the use of 0.8 results in a very large forebay for minimal extra benefit.

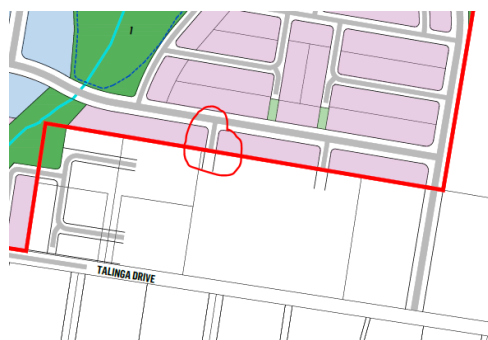
3. TRAFFIC

- 3.1. Amend the plans of development to show Compal Road aligning with the COM/10/2022 proposed structure plan. The location of the Talinga Drive / Compal Road intersection is to remain as per Council's Preliminary Planning Layouts.

Advice note

COM/10/2022 has proposed to change the alignment of Compal Road. This alignment is to be reflected in the proposed alignment of Compal Road through the development site. The location of the Talinga Drive / Compal Road intersection is to be as per Council's Preliminary Planning Layouts.

- 3.2. Amend the plans of development to include the second connection to the north as shown on the COM/10/2022 proposed structure plan (see **Figure 1: Excerpt from COM/10/2022 structure plan** below), ensuring that both connections align with the future road network proposed by COM/10/2022.

Figure 1: Excerpt from COM/10/2022 structure plan

- 3.3. Amend the plans of development to move the Talinga Drive / New Site Access intersection further to the west to provide additional separation from the Talinga Drive / Compal Road intersection.

Advice note

It is acknowledged that sight distance limits the areas in which this intersection can be placed; however, additional separation from the Talinga Drive / Compal Road intersection is to be considered.

- 3.4. Amend the sight distance assessment in the Traffic Engineering Assessment to reflect any changes to the location of the Talinga Drive / New Site Access intersection.
- 3.5. Amend the Traffic Engineering Assessment to include drawings showing horizontal and vertical compliance with sight distance requirements outlined in Austroads Guide to Road Design Part 4A.
- 3.6. Amend the Traffic Engineering Assessment to amend Section 2.6.3. It is noted that the values provided in the first paragraph of Section 2.6.3 are not consistent with the figures calculated in Table 2.2 (see **Figure 2: Excerpt from traffic engineering assessment** below).

Figure 2: Excerpt from traffic engineering assessment**2.6.3 Traffic Generation and Assignment**

RMS's (now Transport for NSW) Guide to Traffic Generation Developments¹ suggests that a detached dwelling generates 0.99 vph during the weekday AM peak period and 0.95 vph during the PM peak. **This equates to 92 vph to/from the development during the AM and 61 vph during the PM peak hour periods.**

Table 2.2: Development Expected Trip Generation

Land Use	Quantity	Trip Generation Rate		Traffic Generation	
		AM Peak	PM Peak	AM Peak	PM Peak
Residential Dwellings	89	0.99 vph / dwelling	0.95 vph/ dwelling	89 vph 22 IN/ 67 OUT	85 vph 52 IN/33 OUT

- 3.7. Provide concept roadwork plans and cross sections at 20 metre intervals for the design and construction of the Talinga Drive frontage to its ultimate Urban Collector Single Carriageway standard from the western site boundary to just east of the new access intersection.

Advice note

The concept roadwork plans are to include the new access intersection design.

- 3.8. Amend the concept earthwork plans to show the retaining wall levels to match the ultimate road levels provided in the preliminary planning layouts for Talinga Drive and Compal Road.

4. ENGINEERING

Waterway

- 4.1. Confirm that no works are proposed within the State mapped waterway or if works are proposed, confirm it complies with the accepted development requirements for waterway barrier works.

Stormwater Quantity

- 4.2. Amend the Stormwater Management Plan to use the 39% and 18% AEP storm events to correspond with the storm events within section 3.6 of Planning Scheme Policy 5 – Infrastructure.
- 4.3. Demonstrate how a 3 metre wide embankment can be provided around proposed Basin A in accordance with section 3.6 of Planning Scheme Policy 5 – Infrastructure.
- 4.4. Demonstrate how the weir for proposed Basin A will function in the ultimate scenario when Compal Road is fully constructed.

Internal Roadworks

- 4.5. Confirm if an access lane is proposed between Lots 85 and 86 and show that the appropriate road reserve area and pavement width has been designed.

5. ENVIRONMENT AND LANDSCAPING

Biodiversity Management Area

- 5.1. Demonstrate a site-based restoration offset can be delivered in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 -Environmental management by providing detailed plans that show capacity of the rehabilitation areas to receive an offset and considers existing vegetation on site.

Advice note

Any site-based restoration offset will need to be provided in areas that are not subject to vegetation clearing exemptions and do not contain existing native vegetation. Zone 4 contains existing native vegetation and aerial mapping appears to show there is not appropriate space to facilitate the full extent of the required on-site restoration offset. In order to demonstrate that a partial site based restoration offset can be achieved, the response needs to clearly identify available areas for revegetation (graphically and in m²/ha) in Zones 3, 4 and 4A.

- 5.2. Provide a plan that clearly identifies the proposed Regional Ecosystems to be restored in each zone.

Advice note

The rehabilitation concept plan should clearly show which species lists are applicable for each Regional Ecosystem/s to be restored in each zone. Where a Regional Ecosystem is proposed that does not reflect the pre-clearing RE, justification should be provided as to why the alternative RE is more appropriate.

- 5.3. Provide further clarification on the plant densities proposed for each rehabilitation zone.

Advice note

The table included within the rehabilitation plan does not clearly show proposed plant quantities and densities. In addition to a density for each stratum, the planting palette tables should include an overall planting density to be achieved for each Regional Ecosystem.

Additionally, the density per species is currently difficult to interpret. Where this is intended to represent the species composition of each stratum, the representativeness of each species should be expressed as a percentage rather than a density.

Responses to the above items should consider and be consistent with recommendations of the Bushfire Hazard Assessment and Management Plan.

- 5.4. 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 clearing of dense vegetation within the Secondary vegetation management area.

Advice note

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.*

- 5.5. Clarify if impacts on native vegetation from construction of the external sewer line shown on Combined Services Plan Sheet 3 (plan 0503) will be considered in this application.

Advice note

Submitted plan 'Combined Services Plan Sheet 3' (plan 0503) shows an external sewer line traversing from the site up to the northern end of Park Ridge Reserve. Impacts to vegetation have not been considered as part of the application and further clarification is required confirming if impacts related to constructing this infrastructure will be assessed under this application or as part of a separate application. If vegetation clearing is proposed on an adjoining lot, a response should include an amended DA Form 1, including details of the lot and further information on the proposed impacts to native vegetation.

Bushfire Hazard Area

- 5.6. Demonstrate the area proposed to be dedicated for future road and the proposed rehabilitation area in Zone 4a along the eastern boundary, has a bushfire hazard level appropriate for the adjoining residential lot if the areas are not actively maintained by Council.

Advice note

The submitted Bushfire Hazard Assessment (BHA) identifies the proposed rehabilitation in Zone 4a as being a potential impact buffer area if the canopy perimeter is 5m clear of the eastern boundary and if periodic reviews of fuel loads are undertaken. This area will not be maintained for bushfire purposes by Council once dedicated and a response should confirm the potential bushfire hazard of the abovementioned areas of vegetation if maintenance regimes are not consistent with the recommendations of the BHA.

The BHA and management plan should consider any amendments to the proposed rehabilitation plan as a result of information request items under Biodiversity management

areas and be consistent with all regional ecosystems nominated for rehabilitation within Zones 3, 4 and 4A and corresponding vegetation hazard classes.

Concept landscape plan

- 5.7. Provide an amended Rehabilitation Concept Plan that shows planting densities within proposed basin batters at six (6) plants per square metre in accordance with Section 3.3.5.3 of Water by Design 'Bioretention Technic Design Guidelines'.
- 5.8. Provide an amended Landscape concept plan and Rehabilitation concept plan that includes a maintenance period of 52 weeks in accordance with Planning Scheme Policy 5 – Infrastructure.

6. FLOOD ASSESSMENT

Temporary Local Planning Instrument – Flood

- 6.1. Either submit an amended proposed plan of development to include no earthworks below the 1% AEP;

or
- 6.2. Demonstrate compliance with AO22/PO22 to PO24 of the Temporary Local Planning Instrument (TLPI) Flood, by submitting a Flood risk assessment report, prepared in accordance with Section 2.2.1 - Localised flood risk assessment report (FRA) of Planning Scheme Policy 10 - Flood. Reference is made to Table 3.2.1 - Tolerances for flood impact assessment for limitations on impact due to the development.
- 6.3. The submitted FRA is also to include an assessment against PO25 of the TLPI.

Advice note

The proposed development involves filling below the 1% AEP and within high and moderate flood risk areas (refer to the TLPI for further information).

7. WATER DEVELOPMENT SERVICES

Sewer

- 6.4. Engage with Logan Water to conduct a detailed sewerage planning study of the entire sewer catchment and obtain/submit the following:
 - 6.4.1. Confirmed acceptance letter from Logan Council for the proposed sewer alignment;
 - 6.4.2. The acceptance of clearing all vegetation; and
 - 6.4.3. Detailed geometry details and proposed sewer main dimensions/sizes.

Advice note

Logan Water suggests that the proposed sewer alignment is not viable due to its path through Council land, the required vegetation clearing and the fact that it passes through the Koala protection area, which will trigger the need to obtain an Environmental Protection and Biodiversity Conservation (EPBC) approval.

Water

- 6.5. Engage with Logan Water to conduct a detailed water planning study to ensure that the proposed internal water reticulation meets Council's Desired Standards of Service (DSOS) and does not disadvantage existing customers.

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.

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 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 the Assessment manager, Dale Schroeder on (07) 3412 5591 or via email on development@logan.qld.gov.au.

Yours faithfully

Jessica Binch
Principal Planning Officer
Planning Assessment and Technical Services