



Enquiry Phone: Customer Service (07) 3412 5269  
Property Key: 279627  
Document Number: 16258014  
Please Quote: COM/95/2022  
File Number: 1302568-1

8 December 2022



DEVALIGN  
C/- SHANE MURRIHY  
PO Box 27  
MOUNT GRAVATT QLD 4122

Dear Sir/Madam

### INFORMATION REQUEST

**APPLICATION NO:** COM/95/2022  
**PROPERTY ADDRESS:** 288-292 GRANGER ROAD, PARK RIDGE SOUTH QLD 4125  
**PROPERTY DESCRIPTION:** LOT 35 RP 206890  
**APPLICATION DESCRIPTION:**  
• **COMBINED APPLICATION - PRELIMINARY APPROVAL FOR A VARIATION REQUEST TO VARY THE EFFECT OF THE LOGAN PLANNING SCHEME 2015 AND RECONFIGURING A LOT (1 LOT INTO 2 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. GENERAL INFORMATION

##### Orderly Development

- 1.1. Provide a development envelope on Lot 99 and include a design and siting table on the plan of development outlining future built form bulk, scale and setbacks consistent with the Low density residential zone codes Large Suburban Precinct provisions and QDC MP 1.2
- 1.2. Provide an indicative structure plan including a future road and servicing connection capability through the site connecting the adjoining easterly lots to Botany Court.

##### Further Advice

Table 3.4.1.4.1 of Planning Scheme Policy 5 – Infrastructure, prescribes no new Lot access to Granger Road. Road access and services to potentially further subdivided lots onsite and to adjoining lots to the east is to be via Botany Court. Therefore, demonstrate orderly development including a permeable movement network in accordance with the Park Ridge South and Chambers Flat General Planning Layout (GPL) and Reconfiguring a lot code AO7 and AO11 benchmarks. Consider lowering the common boundary between proposed Lot 99 and Lot 100 to provide anticipated future road reserve and future servicing connection capability.

##### Biodiversity Management Area

- 1.3. Demonstrate how the proposed development achieves a net gain of native trees/native habitat trees:
  - 1.3.1. Provide a site plan identifying native trees/native habitat trees proposed to be removed and the location of compensatory planting of the same species outside of exempt clearing areas.

### **Traffic**

- 1.4. Amend the Plans of Development to include 1 metre of land dedication along the frontage of the site to Granger Road. Alternatively, a 1 metre wide no build zone will be conditioned along the frontage of the site to Granger Road.

*Advice Notes:*

*This requirement is to account for land dedication purposes for the upgrade of the road to its ultimate configuration including batters.*

- 1.5. Amend the Plans of Development to show access to Lot 100 to be via Botany Court.

*Advice Note:*

*Table 3.4.1.4.1 of Planning Scheme Policy 5 – Infrastructure notes that there is to be no driveway access to Urban Arterials.*

## **2. ENGINEERING**

- 2.1. Provide frontage works along the full frontage of Botany Court to a  $\frac{3}{4}$  Urban Access Road standard, including the construction of a minimum 5.5m wide pavement, kerb and channel on a minimum 4m alignment (with associated graded verge), a 1m sealed shoulder & table drain and a 1.2m wide concrete footpath.
- 2.2. Provide concept plans to demonstrate how stormwater will be captured and conveyed to a lawful point of discharge for proposed lot 99, to identify how a future dwelling could achieve discharge to Botany Court.
- 2.3. Confirm if earthworks are proposed for Lot 99. If so, submit concept earthworks plans which show the location of any proposed cut/fill, proposed batter slopes (max. 1:4) and the location and height of any proposed retaining structures.

## **3. WATER & SEWER**

### Further Advice

*The submitted Water Reticulation Layout Plans Drawing No. CD20-016-W1-A & CD20-016-W2-A, prepared by Civil Dimensions Consulting Engineers shall be amended at the time of operational works lodgement to Council, to extend the proposed water main along the whole frontage of Botany Court.*

*The development site is located outside of the current Council's sewerage network servicing area. Please seek advice from Council Plumbing & Drainage branch for the on-site sewage disposal.*

## **4. 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.

## **5. 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.

#### **6. 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 Tim Walker on (07) 3412 5269 or via email on [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au).

Yours faithfully

Tonnia Plail  
Senior Planning Officer  
Planning Assessment & Technical Services