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Please Quote: MCUI/15/2023
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11 May 2023

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DEVELOPMENT HOLDINGS PTY LTD
C/- PROPERTY PROJECTS AUSTRALIA
Level 1
618 Brunswick St
NEW FARM QLD 4005

Attention: Oliver Allbutt / James Juhasz

Dear Sir

INFORMATION REQUEST

APPLICATION NO: MCUI/15/2023
PROPERTY ADDRESS: 153-161 BEENLEIGH REDLAND BAY ROAD, CORNUBIA QLD 4130
PROPERTY DESCRIPTION: LOT 12 SP 114352
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - CHILDCARE CENTRE**

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

Critical Planning Issue - Demonstrated need

- 1.1. Council officers have critical concerns that need cannot be demonstrated for a Childcare centre at the site and are proposing to refuse this development application. Council officers are seeking an independent economic peer review of the Childcare Impact Assessment report submitted with the application to ensure that the proposal complies with AO1, PO1 and the corresponding Overall outcomes in section 6.2.5.2(3)(h)(i) of the Low density residential zone code for the Small lot precinct, which states "other uses that cater for a demonstrated need being [a] Childcare centre" are contemplated.

This is further required by AO10, PO10 and the corresponding Overall outcome in section 9.3.1.2 (2)(d)(i) of the Childcare centre code, which states that "A *Childcare centre located in the residential zone category or on a premises identified for a future residential zone in section 3.3.3 Element - Future urban area... (i) caters for a demonstrated need*".

More information will be provided when peer review comments are received by officers; however, at this stage, the preliminary view of Council officers is that there is no need for an additional Childcare centre at the site and the application will not be supported. It is recommended that the application be withdrawn.

The following information request items are only to be addressed if need is demonstrated, with regards to the above item, to avoid any unnecessary expenses being incurred by the Applicant.

Built form and scale

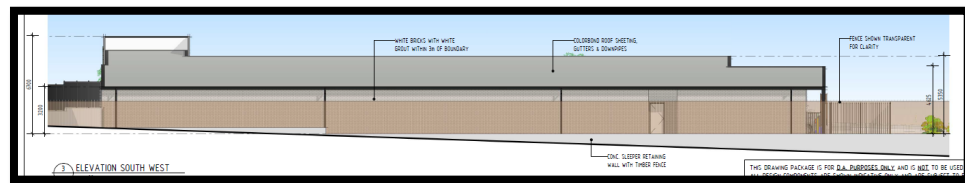
- 1.2. Demonstrate compliance with PO21 and overall outcome section 6.2.5.2(3)(h)(iii) of the Low density residential zone code, which seek that *“The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.”* The proposed building has a length of approximately 50 metres and width of 25 metres, which is not indicative of a Dwelling house in an urban landscape setting. It is acknowledged that the building has been designed to be visually attractive with pitched roof lines, utilising a combination of vertical and horizontal cladding (timber look cladding) and having a neutral colour palette. However, the scale of the building is not reflective of a domestic dwelling.

It is noted that the subject site has an active development application for the creation of 6 residential lots (Council reference: RL/109/2022). The prevailing lot pattern in the area ranges from 460m² to 1000m², due to the site being a larger lot and having an area of 2678m², it is expected that the site would contain several future dwelling houses. Therefore, it is considered that a large footprint of a single building, despite a total site coverage of less than 40%, is bulky in appearance in comparison to the prevailing built form and character of the area. The Childcare centre should be reduced in scale, in terms of Gross Floor Area to ensure the appearance of bulk is commensurate with the surrounding residential character and should contain visual breaks along the building line to create the appearance of discrete dwelling style components.

- 1.3. Further to Item 1.2, the landscaping provided along the property frontage of Donald Street associated with the car parking areas and the refuse storage area are not considered to be extensive, and are unlikely to sufficiently screen the hardstand areas presenting to the street. Council officers seek a higher proportion of landscape gardens at the site, where not relating to the outdoor play areas for the centre, and consider landscape outcomes to be a key aspect to achieving the desired character.
- 1.4. Demonstrate compliance with AO11, PO11 and corresponding Overall outcomes in section 9.3.1.2 (2)(d)(ii) of the Childcare centre code relative to the Childcare centre being small scale in order to protect residential amenity. The proposed Childcare centre, being for 112 child places, is average to large in size and is not considered to be small scale. This is reflective of earlier comments in relation to the overall built form also where the Childcare centre is of more bulky appearance than a single dwelling house.
- 1.5. Demonstrate compliance with AO13.1, AO13.1 and PO13 of the Childcare centre code which seek that side boundary clearances allow for sufficient separation of buildings to ensure impacts on residential amenity are minimised and cater for dense landscaping. The proposal includes a side boundary clearance of less than 1 metre to the outermost projection (to the eaves) (submitted plans are dimensioned as 1.3 metres to wall) to the west in lieu of the 3 metres required. Despite the building being single storey, the building will span most of the length of the side boundary (refer to **Figure 1** below) and it is expected that this interface will impact on the amenity of the neighbouring dwellings. It is requested that the side boundary setback be increased to reduce visual impact to the adjoining dwellings and incorporates a landscape buffer that softens the building and contributes to an urban landscape setting.

This is further supported by AO7/PO7 of the Childcare centre code, which seeks for side boundary setbacks to be increased where building lengths exceed 15 metres.

Figure 1 – Length of side elevation to the west



2. LANDSCAPING

Landscaping

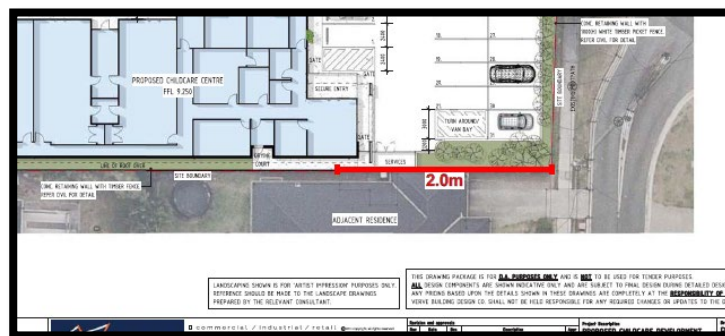
- 2.1. Provide an amended landscape concept plan which reflects design changes as required by other items within this Information Request. The landscape concept plan must be prepared in accordance with Section 2.2 of Council's Planning scheme policy – PSP5 (Infrastructure) and be prepared by a person who satisfies section 1.7(1)(b) of PSP5.

3. ENVIRONMENT

Acoustics - Emissions

- 3.1. Provide confirmation that the 25 February 2023 data impacted by rainfall (approximately 5mm) was removed from the monitoring data. If not, amend the report and model accordingly.
- 3.2. It is noted that the submitted plans indicate that the western boundary will have a retaining wall of up to 1.5 metres, Council officers only support a maximum combined acoustic fence and retaining wall height of up to 2 metres for non-residential development on residential zoned land. A 2 metre high acoustic fence is proposed in this location (see **Figure 2** below) and this will exceed the maximum height and could result in a total of wall/fence height of 3.5 metres to the side boundary. Council officers request that opportunities to reduce the acoustic fence height along this section of the boundary be considered, or any part of the fence, above a combined height of 2 metres be made transparent and constructed in Perspex.

Figure 2: Acoustic fence in area to be filled and will have retaining walls



Air Quality

- 3.3. The Styrene air quality objective and the averaging period is not reflective of the Planning Scheme Policy 3 Table 3.2.2.1 - Air emission standards. Amend Table 6 (Predicted concentrations from Service Station Modelling) and remodel Styrene.

Stormwater Quality

- 3.4. Outline the rainfall data that was utilised in the two (2) MUSIC models.

Advice note:

The Shailer Park Rainfall station (Station ID: 40715) would be the closest station to this site.

- 3.5. Provide a copy of the two (2) MUSIC models used for the Option 1 and 2 treatment trains (Email: Development@logan.qld.gov.au).

4. STORMWATER

- 4.1. Amend the Engineering Report & Stormwater Management Plan in accordance with the requirements of the Logan City Council Planning Scheme and policies, and QUDM, as follows:
- 4.1.1. Undertake a stormwater capacity check on the existing downstream pipe drainage network in Donald Street to determine if there is spare capacity available to connect and convey the post development runoff.

Advice Note:

Council's aerial contours indicates the subject site currently discharges runoff across the western site boundary rather than to the south at the road frontage.

5. ACCESS AND SERVICING

- 5.1. Amend the Traffic Engineering Report prepared by TTM Consulting and dated 03 April 2023 as follows:

- 5.1.1. Relocate the proposed access crossover to achieve a minimum 6.0 metre separation to the tangent point in accordance with IPWEA Drawing Number RS-049 and Council's Planning Scheme Policy 5-Infrastructure, Figure 3.4.5.1.1 - Driveway prohibited locations.

Advice Note:

The reported 5.0 metre separation to the tangent point is not supported.

- 5.1.2. Relocate the proposed access crossover to achieve the sight distance requirements of Figure 3.2 of AS2890.1.

Advice Note:

The reported (refer, page 12) sight distance of 26.0 metres to the west is not supported.

- 5.1.3. Amend the parking layout to provide a loading bay to accommodate a Small Rigid Vehicle (SRV).

Advice Note:

Council's Servicing access and parking code in Table 9.4.7.3.2 - Vehicle parking and servicing, identifies a Childcare centre as requiring a loading bay, and Table 9.4.7.3.5 - Design vehicle for a manoeuvring area, identifies the design vehicle for a Childcare centre as an SRV. The provision for a van in page 15 is not supported.

- 5.1.4. Amend the parking layout to accommodate the turning manoeuvres of a Small Rigid Vehicle (SRV).

Advice Note:

This is to be supported with a scaled drawing signed by a RPEQ suitably experienced in traffic engineering demonstrating the SRV can access the loading area and enter and exit the site in a forward direction.

- 5.1.5. Amend the parking layout to accommodate the turning manoeuvres of a Refuse Collection Vehicle (RCV) without the use of a reverse manoeuvre either into or exiting the proposed development.

Advice Note:

The proposed manoeuvres for a RCV to reverse into the site is not supported and will require a change to the parking and aisle configuration in front of the building to ensure the RCV can access the loading area and enter and exit the site in a forward direction.

- 5.1.6. Submit a Waste Management Plan in accordance with Council's Planning Scheme Policy 9 – Waste management (PSP9). The Waste Management Plan must address all aspects of PSP9 (e.g. Section 2.5 On-site collection, Section 2.6 Access and manoeuvrability; Part 6 Waste Management Plan etc).
- 5.1.7. Amend the parking layout to provide queueing space for the development in accordance with the Servicing, access and parking code Table 9.4.7.3.3 - Queueing spaces.

Advice Note:

For the purposes of calculating queue length, each car length is 6 metres and the queue distance is measured from the boundary of the premises at a crossover to the first available car parking space on the premises.

- 5.1.8. Demonstrate the amended access crossover location achieves sight lines for pedestrian safety in accordance with Figure 3.3 of AS2890.1.
- 5.1.9. Clarify if a security gate is proposed, and if proposed demonstrate visitor car parking spaces are in accordance with the requirement of Council's Servicing, access and parking code.

Advice Note:

Refer to the Servicing, access and parking code Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.

Further Advice

Please note that the proposed development has a shortfall of 1 car parking space, as all car parking required is rounded up in its highest calculation.

6. 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.

7. 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.

8. 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 Leah Bagnall on (07) 3412 5484 or via email on development@logan.qld.gov.au.

Yours faithfully

Tonnia Plail
Senior Planning Officer
Planning Assessment & Technical Service
Growth, Environment and Sustainability