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Property Key: 236925
Document Number: 11792236/PARSONK:parsonk
File Number: 1073331-1
26 February 2018

Park Ridge 88 Pty Ltd
C/O Urbis Pty Ltd
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BRISBANE QLD 4000



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Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/3/2018

PROPERTY ADDRESS: 17-25 PARK RIDGE ROAD, PARK RIDGE QLD 4125

PROPERTY DESCRIPTION: LOT 16 SP 119024

APPLICATION DESCRIPTION:

- **MATERIAL CHANGE OF USE - SERVICE STATION, FOOD AND DRINK OUTLET AND CHILD CARE CENTRE**
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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

- 1.1. While it's anticipated the site will be zoned for commercial uses in the future in accordance with Figure 3.3–Park Ridge Land Use Area of the Logan Planning Scheme 2015's Strategic Framework, additional details are requested to justify the proposal's conflicts with the intended the development sequencing under section 3.3.3.1 of the Strategic Framework, including Relevant Matters in accordance with S45 of the Planning Act 2016.
- 1.2. The Emerging Community zone is only intended to be developed for urban purposes once detailed land use and infrastructure planning has occurred. Provide additional details on how the proposal will be consistent with and will not compromise the orderly planning and future development of the area, and in particular for the adjoining site to the east.
- 1.3. Provide internal layouts of the proposed Service Station, Food and Drink Outlet and Child Care Centre with details that will enable the Gross Floor Area to be calculated.

2. STORMWATER MANAGEMENT (QUANTITY)

- 2.1. The applicant is requested to amend the submitted Site Based Stormwater Management Plan prepared by Design Engineers Queensland dated January 2018 demonstrating how the stormwater flows from external catchment to the south is captured within the site and conveyed to a lawful point of discharge.

3. EARTHWORKS

- 3.1. Provide conceptual earthwork cross sections through property boundaries showing existing and design levels, the location of cut and fill batters relative to lot boundaries, all batter heights and maximum 1:4 slopes, the location and levels of any proposed retaining walls including cross-sections clearly identifying the configuration of the proposed walls and the location relative to the adjoining property boundaries.

4. LOGAN WATER

Water

- 4.1. Provide an amended Civil Site works Concept Plan demonstrating the intended servicing for all allotments within the proposed development including the following information:
- 4.1.1. Nominated Location for Master Meter and Sub meters in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).
- 4.1.2. Indicate protection measures for the 100 mm diameter AC water pipe from proposed road crossing at the North Eastern boundary of the subject property in accordance with Sections 5.4.9 to 5.4.12 of the SEQ Water Supply Code.
- Further Advice:*
- Locate the AC water main and check the depth of cover from the bottom of proposed access driveway concrete slab. If that depth is less than 0.6 m then the AC pipe will require replacement with DICL. The length of the DICL pipe is the total width of the proposed access driveway concrete slab and 2 m. (1m either side proposed access driveway concrete slab).*
- 4.1.3. If the depth is greater than 0.6m suggested protection measure could be the Driveway to include a removable slab which will have contraction/isolation saw cut joints at least 1 meter either side of the water main.

Sewer

- 4.2. Provide an amended Civil Site Works Concept Plan demonstrating the intended servicing for the site including the following information:
- 4.2.1. 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).
- 4.3. Submit a sewerage hydraulic assessment report to Council to demonstrate whether Council's downstream sewerage network has sufficient capacity to accommodate the proposed development. The sewerage analysis report must include a sewer schematic plan external sewerage reticulation from SMH52807 located at 20 Jedfire Street to SMH28658 located at 3698-3712 Mount Lindesay Highway
- Further Advice:*
- Applicant to obtain approved development application information in the sub catchment using the following link*
- <http://www.logan.qld.gov.au/planning-and-building/planning-and-development/planning-and-developmentonline>*
- 4.4. The sewerage hydraulic assessment report needs to cover:
- 4.4.1. Existing property service connections;
- 4.4.2. Approved development connections to be done;
- 4.4.3. Planned sewer and trade waste flow from the subject development;
- 4.4.4. Remaining capacity after allocating capacity for Item 1, 2 and 3;
- 4.4.5. Ensuring all lot servicing requirements are met;
- 4.4.6. Nominated the trade waste discharge / inspection points

Note:

Applicant to obtain further information using the link below.

<http://www.logan.qld.gov.au/environment-water-and-waste/water/business-customers/trade-waste>

Further Advice:

For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 3412 4468. 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. TRAFFIC

- 5.1. Amend the Traffic Impact Assessment report and demonstrate that a Safe Intersection Sight Distance (SISD) can be achieved for all vehicles interacting with the site (including trucks on the approach) due to the crest of the road and to use an operating speed based on the 85th percentile (km/h) of Park Ridge Road for the northern access of the site by providing a longitudinal section as per image below. An SISD will need to be demonstrated to Council that it can be achieved for the northern access for the interim and the ultimate design of Park Ridge Road.

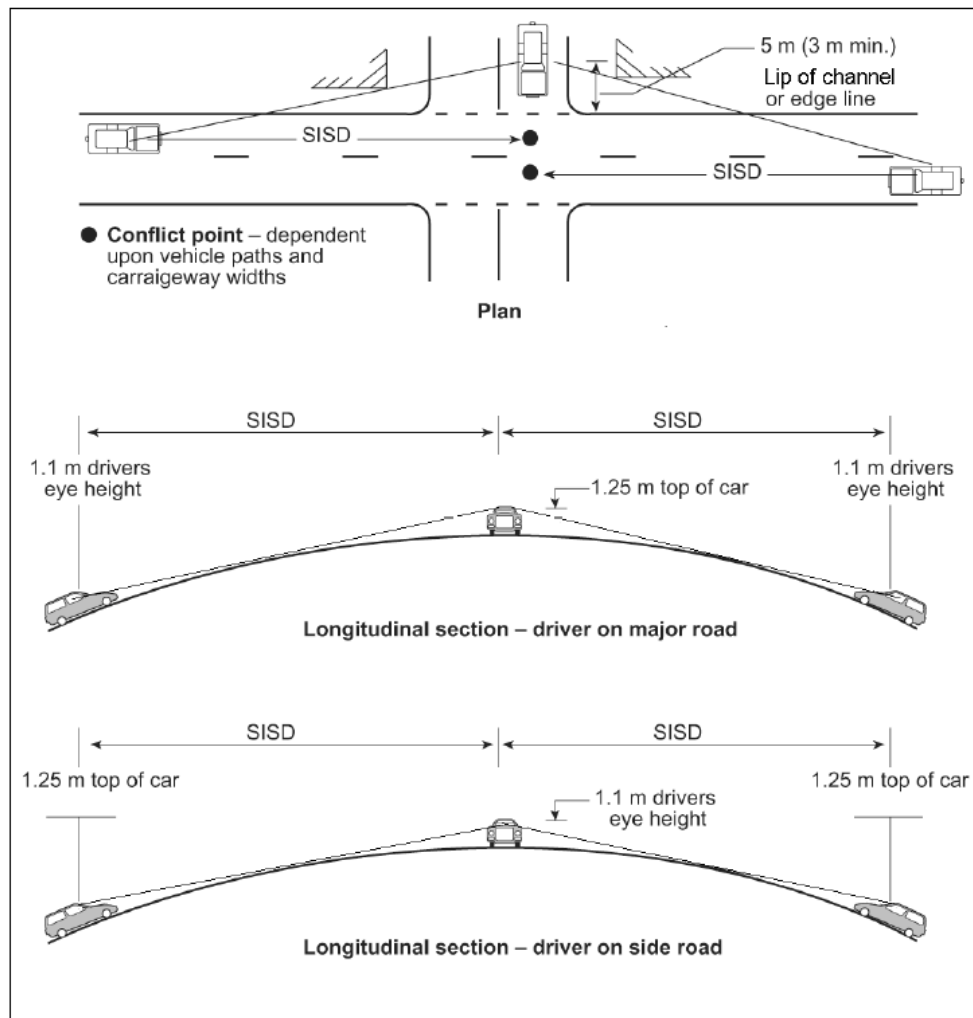


Figure 3.2: Safe intersection sight distance (SISD)

- 5.2. The proposed access along the western boundary of the development appears to be within close proximity to the roundabout. Further justification is required as there are concerns that vehicles entering the site from the western access may cause queuing issues during peak periods as well as other traffic concerns such as conflict points/ crashes, due to vehicles slowing down trying to enter the access and causing unnecessary queuing.
- 5.3. Relocate the proposed western access as far away as possible from the roundabout in accordance with relevant standards and demonstrate that the proposed access and egress is able to accommodate and provide a safe sight distance and safe stopping distance in relation to all vehicles (including trucks and buses) interacting with the roundabout, the service road and the proposed access and egress on the western side of the site in accordance with AUSTRROADS relevant standards and Logan City Council's planning scheme policy.
- 5.4. Submit to Council turning templates that demonstrates a Heavy Rigid Vehicle (HRV) and a Small Rigid Vehicle (SRV) can manoeuvre through the proposed site at all proposed access/egress locations in accordance with Part 9 Development codes – 9.4.7 Servicing, access and parking code Table 9.4.7.3.5 – Design vehicle for a manoeuvring area.
- 5.5. Provide turning templates to include manoeuvring paths for design vehicles (refer to Table 9.4.7.3.5–Design vehicle for a manoeuvring area):
 - 5.5.1. HRV for food outlet and;
 - 5.5.2. SRV for childcare centre;demonstrating that turnaround and other tight manoeuvring areas comply with planning scheme policy PSP5–Infrastructure.
- 5.6. The proposed loading bay over the pedestrian pathway located adjacent to the service station building is not supported. Amend the layout plan eliminating obstruction to proposed pedestrian path.
- 5.7. Further clarification and justification is required for the proposed “drop-in” rate for traffic generation as a 90% percent and 75% percent reduction in traffic generation during peak times has not been justified accordingly within the report for the type of development use(s) and the high reduced rates are not specified within the RTA – Guide to Traffic Generating Developments (2002). Please use appropriate justifiable traffic generation rates within the report.
- 5.8. Amend the Traffic Engineering Report prepared by Lambert & Rehbien to be certified by a Registered Professional Engineer of Queensland (RPEQ) and provide recent traffic surveys of the surrounding road network to assess if the development impact exceeds 5% percent of the background traffic, at nearby intersections from the year of opening and 10 years after the year of opening in accordance with Transport and Main Roads Guide to Traffic Impact Assessment, 2017 and include full SIDRA intersection analysis results.

Further Advice

For the purposes of determining existing site conditions, recent traffic surveys should be used with a minimum background growth rate of 2.5% per annum unless more accurate growth rates are available.

- 5.9. As per pre-lodgement meeting (PLM/242/2017) advice notes, amend the Traffic Impact Assessment report prepared by Lambert & Rehbein and include within the traffic analysis the new intersection which is to be constructed east of the site (new road to be constructed approximately along the eastern boundary of Jedfire Park) for the future UA4 which is estimated to be constructed in 2018 in accordance with Schedule 3 Local government infrastructure plan mapping and tables, Table SC 3.2.4 – Movement network schedule of works.

Further Advice

A copy of the design drawings for the new road and intersection are currently being finalised, and will be provided once available.

- 5.10. Assess the intersection of the new road (UA4) and Park Ridge Road and its interaction with the development's access/egress points on Park Ridge Road for a design Speed of 90km/h to ensure that a safe intersection sight distance (SISD), approach sight distance (ASD) and a minimum gap sight distance (MGSD) can be achieved for all vehicles (including trucks) at the interim and the ultimate design of the UA4 and Park Ridge Road in accordance with AUSTRROADS relevant standards and Logan City Council's planning scheme policy.

6. LAND DEDICATION

- 6.1. Amend the proposed plans of development to indicate the extents of land dedication required for future road reserve in accordance with Council's Park Ridge Road Planning Layout(s).

Further Advice:

The proposed resumption line appears to use the minimum requirement for road resumption as per the blue line indicated in the Park Ridge Road Planning Layout. The nominal land dedication required by Council is identified as the red line which includes 1 in 4 earthwork batters. The minimum blue line can be adopted for road resumption but it must be demonstrated to Council how it will be achieved, i.e. construction of retaining walls within the lot boundary which will need to be designed and constructed to accommodate Park Ridge Road in the interim and at the ultimate and be as.

7. TRANSPORT

- 7.1. Amend the proposed plans of development to provide a safe 1.5 metre wide pedestrian footpath along the full frontage of the development (northern and western boundaries of the site) within the road reserve and connect to the existing footpath located south of the development next to Park Ridge State School, as this provides connectivity for pedestrians to access the bus facilities situated north of the site.

8. LANDSCAPING

- 8.1. Provide an updated concept landscape plan prepared in accordance with Section 2.3 of Council's Planning scheme policy (PSP) 5 - Infrastructure. The concept landscape plan must be prepared by a person who satisfies section 2.1(1)(a) of PSP5, and include the following:
- 8.1.1. demonstrate how the standards for shade trees for car park areas in accordance with section 3.4.6.6 of PSP 5 – Infrastructure, where 1 medium sized tree is required per 2.5 car spaces, can be accommodated;
 - 8.1.2. demonstrate an appropriate and adequate landscape buffer and indicative native species type that will provide street amenity and screen the two car parks closest to the driveway of the northern boundary, in accordance with Landscape Code PO1 (a), (d), (e) and (j) and PSP 5 – Infrastructure, section 4.2;
 - 8.1.3. demonstrate the proposed location of street trees to satisfy the Landscape code PO1 (a) and (b) and in accordance with PSP 5 – Infrastructure, section 4.2;
 - 8.1.4. demonstrate the location of a pedestrian footpath within the road reserve linking to Park Ridge State School (in coordination with Transport request);
 - 8.1.5. demonstrate how pedestrians will safely access facilities from the Child Care Centre if the pedestrian path within the site along the western boundary is relocated to within the road verge;

- 8.1.6. demonstrate how safe pedestrian access can be achieved between all components of the development and restricted from shortcutting across vehicle pathways (particularly drive through) from the Child Care Centre to the Service Station and Food and Drink Outlet;
- 8.1.7. demonstrate what type of vehicle restriction will be used to prevent vehicle access and parking on the grass seeded turf area;
- 8.1.8. demonstrate the type of fencing for the child care centre boundaries that ensures safety and amenity, and restricts access appropriately from the grass seeded turf area;
- 8.1.9. demonstrate the correct placement of the property boundary on Landscape Elevations – Elevation B diagram or clarify why the property boundary cuts through the proposed child care centre.

9. STORMWATER QUALITY

- 9.1. Provide a copy (on CD and also emailed to DaTechServices@logan.qld.gov.au) of MUSIC modelling, undertaken in accordance with the MUSIC User Manual and MUSIC Modelling Guidelines, that demonstrates that the proposed treatment train achieves Council's load based reduction water quality objectives.

10. BUSHFIRE HAZARD AREA

- 10.1. The site contains designated bushfire hazard areas as identified by Bushfire hazard overlay map OM-03.00 and therefore it will need to be demonstrated how the development will comply with the Bushfire hazard overlay code. Given the site and surrounding areas are largely cleared, a letter/statement from a suitably qualified and experienced bushfire management consultant confirming the site is low hazard would be sufficient to address this item in lieu of providing a Bushfire hazard assessment report.

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.

When submitting your response to the Information Request to Council, **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.

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 Katie Parsons on (07) 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully

Simon Short
A/Planning Assessment Coordinator
Planning Assessment & Technical Services