



21 October 2024

Tonia Plail

Logan City Council

Via development@logan.qld.gov.au

RE: 896 KINGSTON ROAD, WATERFORD WEST, QLD, 4133

Application No: MCUI/34/2024

Response to Public Submissions

Dear Tonia,

We write in response to the public submissions received on the matter of the development application for **896 KINGSTON ROAD, WATERFORD WEST, QLD, 4133**. We appreciate the active engagement of the community and the inputs that have been provided during the public notification process.

After carefully reviewing the three (3) submissions, we have prepared the following detailed responses that address the concerns raised.

1. Issue: Loss of Residential Land / Housing Crisis

Concern: submitters raised concerns about the housing crisis and the loss of residential land to commercial purposes. They suggested that the development should be placed in vacant commercial spaces instead of residential areas.

Response: The proposed development meets an urgent community and planning need for additional health care services within the local area, as demonstrated by the undersupply of such services across multiple disciplines (GPs, physiotherapists, psychologists) in the region. The Main Service Area (MSA), which includes Waterford West and surrounding suburbs, is expected to grow by 8,990 residents by 2036, further increasing demand for health care. Additionally, an analysis of alternative commercial sites revealed that suitably zoned commercial land is limited, and the available sites are often affected by significant constraints, such as flooding. Thus, this location was chosen due to the need for local health care services and the lack of suitable alternative sites within the region.

2. Issue: Lack of Transparency Regarding the Type of Health Care Service



Concern: There were concerns about the lack of transparency around the specific type of health care services that would be offered.

Response: The proposed development will cater to general community health needs, specifically housing services such as general practitioners (GPs), physiotherapists, and psychologists. These practitioners address critical health care needs identified in the region, including a forecasted undersupply of 26 GPs by 2028. The health care centre will not involve overnight accommodations or specialised high-traffic services, such as emergency care, which helps to minimise the impact on surrounding areas.

3. Issue: Traffic and Safety Concerns

Concern: There is concern about the potential increase in traffic on Kingston Road and Remaro Street, particularly at an already busy intersection. Concerns were also raised about the safety of nearby schools and aged care facilities.

Response: A **Traffic Impact and Parking Assessment** was conducted and signed off by a Registered Practising Engineer of Queensland, which concluded that the development will not significantly affect the surrounding road network. Vehicle access will be from Remaro Street via a new crossover, designed to accommodate the expected traffic flow without causing disruptions to Kingston Road. The queuing analysis conducted as part of the assessment indicated that there will be no significant queuing or vehicle backup onto Kingston Road. Additionally, the development complies with Australian Standards (AS2890.1) for parking and access, ensuring that the safety and functionality of the site are maintained.

4. Issue: Parking Shortfalls

Concern: Concerns about parking provisions, arguing that 19 spaces would be insufficient for staff and visitors, potentially leading to street parking overflow.

Response: The proposed development provides 19 car parking spaces. The acceptable outcome of 20 spaces is required for a GFA of 200m². The proposed GFA for this project is only 195m² GFA. The revised car parking plan was discussed and agreed between Council's engineer and the applicant's RPEQ. The plan accommodates staff parking, general customer parking, and an ambulance bay area. Importantly, the anticipated turnover of visitors at the health care facility will mitigate any potential parking overflow, as it is designed for high turnover and short visits. Additionally, staff use will be managed to ensure that sufficient



customer parking is available during peak times. It is noted that this is a small health care centre, of residential scale and not a large facility.

5. Issue: Impact on Property Values and Amenity

Concern: Submitters expressed concerns that the development could reduce property values and impact the quiet residential character of the area.

Response: The health care service has been designed to align with the residential character of the area, incorporating landscaping, acoustic barriers, and appropriate setbacks to minimise its visual and noise impact on surrounding properties. Furthermore, the proposed use is small-scale, with a gross floor area (GFA) of 195m², which is in line with the character of the Low-Density Residential Zone. There will be no overnight accommodations, and the hours of operation are limited to daytime, further reducing potential disruptions to the local community. The development will also contribute to the broader amenity by improving access to essential health services, benefiting residents in the immediate and surrounding areas. Despite the above, property values do not form part of the planning scheme considerations.

6. Issue: Impact on Local Schools and Aged Care Facilities

Concern: Concerns about how the development may impact nearby schools and aged care facilities.

Response: The health care facility is expected to serve the local community, including aged care residents and families with school-aged children. The type of services offered—GPs, physiotherapy, and psychology—align with community health care needs, including those of vulnerable populations such as the elderly and children. The development has been carefully designed to minimize traffic impacts and improve pedestrian safety through landscaping and well-planned access.

7. GFA Calculation Concerns

Concern: Discrepancies in the Gross Floor Area (GFA) calculations and suggested that the facility may exceed the 200m² limit for the zone.

Response: The GFA of 195m² has been carefully calculated to ensure compliance with the Logan Planning Scheme's requirements for a health care service in the Low-Density Residential Zone. All areas used for vehicle access, loading, and other



exempt spaces, such as stairwells, have been excluded from the GFA calculation, in line with the Logan Planning Scheme 2015 guidelines.

In conclusion, the proposed health care service has been designed to meet the needs of the growing local population while minimising its impact on the surrounding community. The development addresses a critical health care shortfall in the area and complies with relevant planning, traffic, and environmental guidelines.

Kind Regards,

Jessica Reynolds

Managing Director

For & On Behalf of

Urban Planners Queensland