

Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 201519
Document Number: 15900843
Please Quote: MCUI/38/2022
File Number: 1286921-1



28 July 2022

Devalign
PO Box 27
MOUNT GRAVATT QLD 4122

Attn: Shane Murrhiy

Dear Sir

INFORMATION REQUEST

APPLICATION NO: MCUI/38/2022
PROPERTY ADDRESS: 59 SOLOMON AVENUE, LOGANHOLME QLD 4129
PROPERTY DESCRIPTION: LOT 10 RP 116425
APPLICATION DESCRIPTION:
MATERIAL CHANGE OF USE - MULTIPLE DWELLING (12 X TOWNHOUSE)

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. FLOODING

- 1.1. The results of the Flood Study show there will be adverse impacts on adjoining private low density residential land. Revise the design and provide an amended study to demonstrate no adverse impacts on adjoining property.
- 1.2. Provide an amended study which includes all design events up to the 1% AEP as well as sensitivity checks, including roughness variation, and tail water levels.

Further Advice: A 1% AEP regional event has a flood level of 6.7m AHD in this area.

2. PLANNING

Land Use

- 2.1. Provide an assessment against the relevant sections of Strategic Framework of the Logan Planning Scheme 2015 (V8.1). This is required as the proposed use is not a consistent land use and does not comply with the Loganholme Local Plan, Residential Frame Precinct for Performance Outcomes 46 and 50, Purpose and Overall Outcomes of the Code. Specific reference is made to Element 3.4.2 - Housing supply and diversity, which states that:
 1. *A range of lot sizes and dwellings types including traditional housing, small lot housing, dual occupancy, auxiliary unit living, and terrace houses are provided to create diverse neighbourhoods with a range of household types.*
 2. *A variety of accommodation units including studio, one bedroom units and two bedroom units are provided in centres and locations of good public transport accessibility to meet the needs of small and single person households.*

3. *Affordable housing and adaptable housing is provided throughout Logan to meet community needs.*

Further Advice: The applicant is required to demonstrate how the proposed development will advance the intent of this theme, by creating diverse neighbourhoods with a range of household types through the provision of townhouses in lieu of apartments. The location of the proposed development and proximity to services and infrastructure could also be considered in this assessment.

Design, Building Height & Built Form

- 2.2. Provide amended plans which address the following requirements from the Loganholme Local Plan Code:

- 2.2.1. Amend Townhouse 1 to provide a minimum 4 metre road boundary setback. It appears the porch may be located less than the minimum 4 metre road frontage setback as per the submitted plans of development.

- 2.2.2. Provide full dimensioned elevations of the proposed multiple dwellings including building height from natural ground floor level to apex of roof for each multiple dwelling to confirm building height in accordance with Acceptable Outcome (AO2) of the Loganholme Local Plan Code.

Further Advice: Council officers are unclear what the total building height is from natural ground floor level to apex of roof to confirm if the proposal complies with Figure 7.2.6.4.3 under Acceptable Outcome (AO2) of the code or a Performance Outcome assessment is required.

- 2.2.3. Demonstrate how the proposed design allows for sunlight and breezes to move through the site and between buildings and allow for adequate break ups for sufficient separation of built form onsite, as required by Performance Outcome (PO7).

Further Advice: The proposal plans do not currently demonstrate a design that allows for sufficient break in the building form. Council officers recommend a further breakup of the built form given the building length exceeds a maximum length of 35 metres along the northern side boundary to comply with Performance Outcome (PO7) of the Code.

- 2.2.4. Demonstrate how the development contributes to the streetscape character with highly articulated buildings, landscaping and detailing by incorporating the following elements:

- 2.2.4.1. variations in plan shape, such as steps or projections;

- 2.2.4.2. variations in vertical profile, with steps or slopes at different levels;

- 2.2.4.3. variations in the treatment and pattern of façade elements, such as windows or sun protection devices;

- 2.2.4.4. balconies, verandas or terraces;

- 2.2.4.5. variations in materials and finish;

- 2.2.4.6. planting at any or all levels, particularly on podiums

Further Advice: Council Officers have concerns with the current bulk and appearance of the building viewed from the streetscape. It is recommended that amended plans are provided with a design consistent with the building size, separation distance and bulk of the character of the area to ensure protection of existing visual amenity, privacy and appearance when viewed from the streetscape to comply with Performance Outcome (PO8) and overall outcomes of the local plan.

It is recommended the Applicant refer to Planning Scheme Policy 8 – Urban Design for guidance on how to achieve compliance with PO8.

Carparking

- 2.3. Identify where the uncovered car parking space for Units 9 and 10 is located.

Further Advice: The code assessment notes there are two car parking spaces for each unit, and therefore the proposal complies with AO1 of the Servicing, access and parking code, however it is not clear on the proposed plans where the allocated spaces for Units 9 and 10 are located as each unit only contains a single garage. To comply with AO1 of the Code the development must provide a minimum of 2 spaces including 1 covered car park space for dwellings comprising 2 or more bedrooms. Alternatively, the applicant may reduce the number of bedrooms to comply with the carparking requirements.

Communal Open Space

- 2.4. Provide further information to demonstrate how the communal open space complies with PO8.

Further Advice: In the absence of a landscape plan, it is unclear how the communal open space will provide for passive and active recreation, and adequate and usable.

Landscaping

- 2.5. Provide a landscape concept plan prepared in accordance with Section 2.3 of Council's Planning scheme policy – PSP5 (Infrastructure). Provide details of proposed landscaping in relation to private open space area, communal open space area, driveway/s, road frontage and side boundaries.

Further Advice: Provision of a landscape plan will assist in addressing item 2.4.

3. ENVIRONMENTAL

Stormwater Quality

- 3.1. Sign and return the provided Infrastructure agreement titled 'MCUI/38/2022 – 59 Solomon Avenue LOGANHOLME QLD 4129 Infrastructure Agreement (Stormwater Quality) 2022';
Or;
- 3.2. Alternatively, provide a Conceptual site based stormwater management plan or deemed to comply solution in accordance with Section 6.2.5 Planning scheme policy 5 – Infrastructure to demonstrate how the proposed development will achieve the stormwater quality design objective.

4. ENGINEERING

Loganholme Stormwater Management

- 4.1. Amend the design so that a waterway, lawful point of discharge and drainage easement is provided in accordance with Figure 3.6.1.3.1 of Planning Scheme Policy 5.

Easements

- 4.2. Amend Drawings A002 (Rev C), A003 (Rev C) and A004 (Rev C) by removing notes that state "easement to be extinguished" in the location of road reserve and reference the correct area of the lot in which the easement is currently located.

Earthworks

- 4.3. Submit concept earthworks drawing/s displaying areas of proposed cut and fill, the location and height of any batters (maximum slope of 1:4), and the full extents and heights of any

proposed retaining walls. If retaining walls are proposed, submit typical scaled cross sections noting construction type and demonstrating the retaining walls and footing are contained wholly within the subject site.

Servicing / Access / Parking

- 4.4. Provide swept path diagrams showing:
- 4.4.1. a refuse collection vehicle (HRV with a 4.5m vertical clearance) can service the refuse collection area, and enter and exit the site in a forward direction with no more than one reversing movement;
 - 4.4.2. turning manoeuvres for a B85 passenger vehicle demonstrating the vehicle can access each garage and parking space (including visitor spaces) and enter and exit the site in a forward direction.
- 4.5. Amend drawing/s to show the dimensions of proposed visitor parking.

5. 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.

6. 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.

7. 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 Declan Cox on (07) 3412 4704 or via email on development@logan.qld.gov.au.

Yours faithfully

Lisa Heanue
Acting Principal Planning Officer
Planning Assessment and Technical Services