

Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 228383
Document Number: 17835785
Please Quote: MCUI/41/2024
File Number: 1391953-1



21 August 2024

Vincent Fairfax Family Foundation Limited
C/- Urban Advisory
109 Ashgrove Ave
ASHGROVE QLD 4060

Att: Anthony Jones

Dear Sir

INFORMATION REQUEST

APPLICATION NO: MCUI/41/2024
PROPERTY ADDRESS: 35A AND 35B NORTH ROAD AND ALBERT PARK, 16 HAGUE STREET, WOODRIDGE QLD 4114
PROPERTY DESCRIPTION: LOT 3 RP 126257, LOT 4 RP 126257, LOT 62 RP 111108
APPLICATION DESCRIPTION: MATERIAL CHANGE OF USE - COMMUNITY CARE 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

- 1.1. Provide amended Plans of Development which notate and dimension the required access easement over Lot 62 on RP 111108 facilitating access to Lot 3 and Lot 4 on RP 126257.

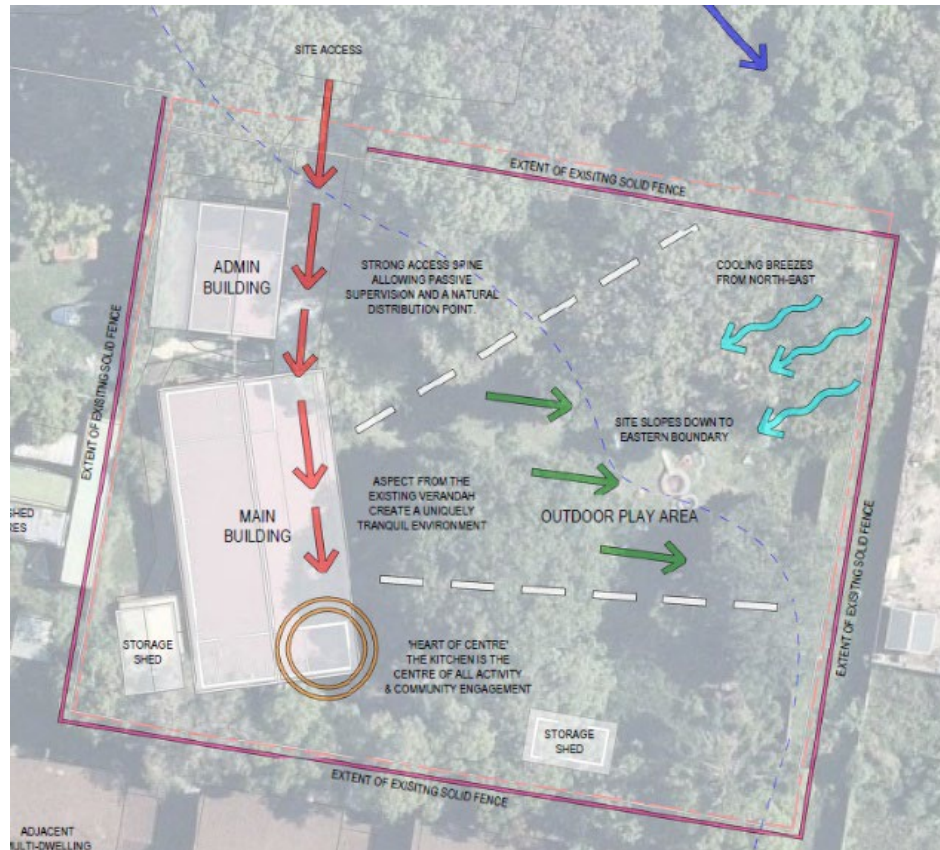
Advice Note: Access and parking for the use is proposed to be achieved through existing facilities on the northern adjoining Albert Park. Details regarding the proposed access are required to define the full extent of any potential access easement, which will need to cater for vehicular and pedestrian movement through Albert Park to the proposed development site. Furthermore, a license will likely be required for the use of parking facilities within Albert Park by the proposed development, potentially stipulating parameters for the use, including specific parking spaces and hours of operation. Additional details will be provided following further internal discussions regarding these arrangements with the custodian (Council's Parks team) and Council's Corporate Property team and a meeting can also be arranged to discuss the required management strategies. It should also be noted further amendments to the proposal may be requested upon receipt of additional information, subject to further discussions regarding parking availability, etc.

2. ENVIRONMENT

Acoustic Information

- 2.1. Outline the maximum number of children proposed to attend each session.
2.2. Amend the development plans to show the locations of the existing solid metal fences.

Advice Note: Section 4.3 of the Planning Report indicates that it is proposed to maintain existing 1.8m high solid metal fences around the boundaries of the site; however, Google images show that the existing fences are not metal fences but are instead single-paling timber fences. If solid metal fences are not installed in areas as indicated in the proposed development plans yet, then it is recommended to install a double paling timber fence (free from holes, gaps and rattle) with a minimum surface density of 12.5kg/m² as shown in the figure below, from an acoustic management perspective.



- 2.3. Outline the maximum number of community events that will occur onsite per calendar month.
- 2.4. Outline the anticipated total number of attendees (adults, children, and staff) for community events.

Advice Note: Noise reporting may be required in future if the information provided is found to be insufficient or unclear to demonstrate compliance with AO/PO5 of the Low density residential zone code.

Works impacting vegetation

- 2.5. Provide an Arborist Report (prepared by a minimum AQF Level 5 Arborist in accordance with AS 4970-2009 and Part 2, s2.2.8 of Planning Scheme Policy 5 - Infrastructure), including the following:
 - 2.5.1. Provide details of the tree proposed to be removed within the parkland, including but not limited to species (scientific name and common name), diameter at breast height (DBH), height, radial canopy spread and presence of fauna habitat features (e.g. hollows, arboreal termitaria, nests etc).

- 2.5.2. For all trees on the site and within Albert Park which are proposed to be retained, and in which works will result in disturbance to Tree Protection Zones, provide an assessment that demonstrates that these trees can safely and viably be retained in accordance with AS 4970-2009, including details of all trees assessed - including but not limited to species (scientific name and common name), diameter at breast height (DBH), height, radial canopy spread and presence of fauna habitat features (e.g. hollows, arboreal termitaria, nests etc).

Advice Note: The impact to or removal of native vegetation on Lot 62 RP111108 (Albert Park, 16 Hague Street, Woodridge) may require compensatory measures.

Landscape plans

- 2.6. Provide updated concept landscape plans prepared in accordance with Section 2.2 of Council's Planning Scheme Policy – PSP5 (Infrastructure), and demonstrate compliance with the Landscape code, in particular:

- 2.6.1. Demonstrate how the proposal uses landscaping to improve visual amenity and wayfinding and protects the movement network by maintaining pedestrian accessibility for people of all abilities (and not obstructing sightlines for pedestrians, cyclists and motorists), to find and access the site from the North Road frontage.

Advice note: Whilst existing vehicle and pedestrian access to the site is through the Albert Park car park driveway from North Road, there is concern that people who may be unfamiliar with the area may not easily find the site and the site entrance from North Road. Demonstrate how the North Road frontage can be improved for safety and wayfinding for pedestrians and to navigate through the car park to the site entrance. Provide any details for any proposed signage or other landscape design elements proposed to guide pedestrians safely to the site entrance from North Road.

- 2.6.2. Demonstrate how the proposal defines the common boundary and prevents encroachment of existing and future uses into public open space, and alternatively prevents the public encroaching onto the site after-hours.

Advice Note: Based on the plans provided, it appears the frontage of the site contains landscaping in an area that is not secured by any fencing and does not define the site boundary from the park boundary. There is concern that this area may be considered public space after hours considering the proximity to the parkland. Please consider moving the proposed fencing and entrance gate to the boundary extent or provide additional details (character / design) of additional similar fencing to secure the boundary.

3. ENGINEERING

Stormwater

- 3.1. Provide further information to quantify the increase in runoff from the site, to demonstrate how the development will achieve the principle of 'no worsening', in accordance with Section 3.6 of Council's Planning Scheme Policy 5 – Infrastructure.

Advice Note: A pre- and post-development peak discharge comparison is required to determine if the increase in runoff is negligible and no on-site detention is required for the site.

- 3.2. Provide further information to demonstrate how stormwater flows within the site are to be captured and conveyed to a lawful point of discharge.
- 3.3. Provide further information to demonstrate how the development proposes to provide for piped connection points for external upstream catchment flows for the adjoining properties to the west.

- 3.4. Amend the proposed plans to notate that the existing crossover to North Road is to be upgraded to a minimum of 6m wide and in accordance with RS-051 (heavy duty).

Advice Note: This requirement will be conditioned if updated plans are not provided.

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 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 Scott Hall on (07) 3412 4779 or via email on development@logan.qld.gov.au.

Yours faithfully,

Jessica Binch
Principal Planning Officer
Planning Assessment & Technical Services
Growth, Economy & Sustainability