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Trussmaster Pty Ltd
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KELVIN GROVE QLD 4059

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/42/2018
PROPERTY ADDRESS: 32-34 ELLERSLIE ROAD, MEADOWBROOK QLD 4131, 28-30 ELLERSLIE ROAD, MEADOWBROOK QLD 4131
PROPERTY DESCRIPTION: LOT 20 RP 91039, LOT 21 RP 91039
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE IMPACT - MEDIUM IMPACT INDUSTRY AND WAREHOUSE**

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.

INFORMATION REQUEST ITEMS

1. ENVIRONMENT

Stormwater Quality

- 1.1. Fill out, sign and return a copy of the infrastructure agreement titled, 'MCUI/42/2018 28-30 Ellerslie Road Meadowbrook Infrastructure Agreement (Stormwater Quality) 2018' in accordance with the following;

The Signed IA being returned to Council must meet the following criteria:

- Return two (2) hardcopy signed Infrastructure Agreements;
- No binding / stapling - sleeved or paper clip only;
- No photo-copied document - Printed and signed hard copy only;
- No image signature, photocopy signature or stamp signature – pen only (pref. black);
- Fill in and remove all 'highlight' from the document text; and
- Where more than one signed IA is being returned to Council, ensure both are signed at the same time and are likewise dated.

The same rules in general apply for the owner's consent form.

Biodiversity Areas

- 1.2. The ecological report states that 'to facilitate stormwater requirements, earthworks extending outside of the building footprint will be required. The total disturbance footprint will result in the removal of 0.74ha of ground-truthed remnant vegetation, along with 0.64ha of regrowth vegetation. A total of 0.80ha of rehabilitation will be undertaken'. As the site is

mapped with both waterway/wetland and Primary Vegetation Management Area mapping, 2m² to 1m² (in area) of replanting needs to occur in accordance with Planning Scheme Policy 3 (PSP 3) for the disturbed area. So, 2.76m² of rehabilitation has to occur to meet the restoration offset requirements (i.e. (0.74ha + 0.64ha) x 2). Outline in an offset report carried out in accordance with PSP 3 how the applicable offset will be achieved.

Waterway/Wetland

- 1.3. Outline how the area under the proposed suspended slab and the proposed rehabilitation will protect ecosystem processes, water quality, function, scenic amenity and landscape values.

Bushfire Hazard Area

- 1.4. The submitted Bushfire Hazard Assessment and Management Plan states that a 10m Asset Protection Zone (APZ) needs to be provided as a mitigation strategy. The report then concludes that as 'mitigation and management strategies have been provided' then 'siting within BAL-FZ is accepted'. The plan clearly shows Building 2 within the BA-FZ, however the only way to achieve the required APZ on the site is to relocate Building 2 further from the boundary. Amend the plan to relocate Building 2 or provide additional mitigation strategies to lower the BAL level and associated bushfire risk.
- 1.5. The report also states that an APZ of 10 metres in width is to be 'sparse to very sparse' with respect to vegetation. This conflicts with the rehabilitation of the waterway and the buffer area. Either redesign the proposed development or provide additional mitigation strategies to lower the BAL level and associated bushfire risk as the waterway needs to be rehabilitated/maintained to ensure ecosystem processes, water quality, function, scenic amenity and landscape values are protected.

Landscaping

- 1.6. Provide a landscape site analysis and concept landscape plan prepared in accordance with Section 2.3 of Council's Planning scheme policy – PSP5 (Infrastructure). The report must be prepared by a person who satisfies section 2.1(1)(a) of PSP5 and is to include the following but not limited to:
- 1.6.1. Provide 1 medium sized shade tree per 2.5 car spaces (35 medium sized shade trees total) or alternatively demonstrate why the proposed shortfall will be adequate;
- 1.6.2. Demonstrate the consideration of Street Trees to Ellerslie Road, including any existing trees to be retained or replaced;
- 1.6.3. Provide an indicative plant palette for landscape areas, in accordance with Section 2.3.4 of Council's Planning Scheme Policy 5 – Infrastructure.
- 1.6.4. Provide further clarification on the intent of the multiple proposed planters with seats located within the car park area.

Further Advice:

The proposed recreation areas located within the car park area provides safety concerns for staff due to close proximity to vehicles, car spaces and no shading. Consider an alternative location for staff recreational areas that are not located within the car park area or alternatively, provide further justification on how the proposed location of planters with seats in the car park are appropriate.

- 1.6.5. Demonstrate the location and type of fencing proposed to the development.

2. LOGAN WATER

Water

- 2.1. The firefighting capacity provided by Council is limited to 15L/s. Additional firefighting capacity require for commercial /industrial development must be provided by the applicant with an onsite private solution.

Further Advice:

The internal hydraulic demand and to meet firefighting requirements is to be determine by the applicant consultants as per the SPP Code -Firefighting services to developments part of the state Planning Policy. These internal services are private.

- 2.2. The proposed water main crossing the Ellerslie Road to service the development is to be designed as per the SEQ Code requirements, and the connection to be located outside the proposed driveway. These requirements will be conditioned at the time of approval of the application.

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.

3. TRAFFIC

Traffic & Transport

- 3.1. Analyse the nearby intersections where the development traffic exceeds 5% of the base traffic for the movement in the design peak periods in the year of opening of each stage in accordance with DTMR Guide to Traffic Impact Assessment.
- 3.2. Demonstrate how maintenance access for vehicles, machinery and equipment will be provided to the easement for Council.
- 3.3. The development will be conditioned to design and construct Ellerslie Road to an Industrial Collector standard on a minimum 4.5m alignment to accommodate a 16m carriageway width and a minimum 4.5m verge. There are concerns that the road widening cannot be physically constructed (incl kerb & channel, verge and associated footpaths) without extending or relocating the headwall.
- 3.3.1. Provide a preliminary design including cross sections to demonstrate the extension/relocation of the headwall and demonstrate that it is located wholly within Lot 20 on RP91039 to accommodate the Ellerslie Road widening.
- 3.3.2. Provide preliminary designs to demonstrate that an Industrial Collector road standard including 16m carriageway and a minimum 4.5m verge can be accommodated in accordance with Planning Scheme Policy 5 – Infrastructure.

Further Advice:

A minimum 2.5m concrete footpath will be required along the full frontage of the site to Ellerslie Road in accordance with Planning Scheme Policy 5 – Infrastructure - Table 3.4.4.2.1–Road design standards.

4. FLOODING

Flooding General

- 4.1. Include a code assessment of the development against all relevant outcomes of the Flood hazard overlay code as an appendix to the Stormwater Management Report.
- 4.2. Demonstrate that the proposed stormwater system is compliant with PO12 and PO13 of the Flood Hazard Overlay Code.

Further Advice:

Development reporting confirms the site will result in increases in peak flow. Therefore on-site detention is considered a requirement to mitigate increases in site-based peak flow as a result of development for all design events up to 1%AEP.

Flood Study

- 4.3. Provide an amended flood study which is in accordance with Planning Scheme Policy 5 s2.6, demonstrates the proposed development complies with the Flood Hazard Overlay Code and addresses the following requirements:
 - 4.3.1. Include calculations to support the times in concentration outlined in Table 1 (Tc) and provide a comparison of Rational Method calculated peak flows with those obtained via modelling as an appendices to the report.
 - 4.3.2. Table 2 incorrectly references culvert 01 as 1200/1200.
 - 4.3.3. Water ponding in the drainage channel was observed on site. Provide rationale as to why the ponding is occurring and whether it should be considered in modelling.
 - 4.3.4. Provide a sensitivity analysis as part of reporting to inform flood impacts resulting from a poorly maintained waterway and confirm if tail water levels and blockage factors are required to be adopted in accordance with QUDM.
 - 4.3.5. A variance in adopted Manning coefficients is observed between Table 6 and Figures 13 and 14, which relates to DRAINS and HECRAS modelling respectively. Provide rationale for the variance or amend modelling to be conservative and consistent.
 - 4.3.6. Confirmation is required that the culverts have capacity to convey the Q100. The HGL in the As Constructed drawings included in the report suggest the pipe was sized for Q50 capacity. It is recommended further analysis for flood depth changes over the road are determined and that hydraulic analysis undertaken using a 2D flood model.
 - 4.3.7. Provide flood maps depicting flood velocity for a range of flood events modelled for the pre developed and developed case incorporating the development site and properties upstream and downstream.
 - 4.3.8. Additional HECRAS sections are needed at the culvert outlet where no compensatory is proposed as well as a plan view of the post development model schematic and sections.
 - 4.3.9. A table output of all HECRAS sections and results for the Q100 event is required as an appendices of the report.
 - 4.3.10. Preliminary earthwork drawings are required to be provided for assessment.
 - 4.3.11. Incorporate into the amended stormwater reporting and modelling any changes to design required as a result of this information request.

- 4.3.12. Provide all hydrological and hydraulic modelling files to Council assessment and record.

Earthworks in the Floodplain

- 4.4. Submit a scaled preliminary Bulk Earthworks plan clearly displaying areas of proposed cut and fill (maximum batter slope of 1:4) and the full extents of any proposed retaining walls. Submit typical scaled cross sections of the retaining walls displaying the existing topography, proposed finished levels, maximum height of the retaining walls, batter slopes, clearances to services, property boundaries, and demonstrating the retaining walls and footing are contained wholly within the subject site.
- 4.5. Proposed earthworks must comply with all Logan Planning Scheme 2015 Flood Hazard Overlay Code requirements. Provide further information to Council demonstrating the development will:
- 4.5.1. Result in no loss of floodplain storage up to the Defined Flood Event.

Further Advice:

Development reporting and design has not been demonstrated that compensatory earthworks result in no net loss in flood storage for all events up to Q100 for local and regional flooding (9.84m AHD).

- 4.6. Provide to Council for assessment, details of volume calculations for cut and fill below the defined flood level. Include notations of cut and fill areas marked on a detailed site plan with cross sections indicating existing and finished surface level with volume calculations for any compensatory earthworks. Compensatory areas of cut must be free draining with a cut/fill batter no steeper than 1V:4H.

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 Dan Wilson at Council on (07) 3412 5773 or via email on development@logan.qld.gov.au.

Yours faithfully,

Tonnia Plail
Senior Planning Officer
Planning Assessment and Technical Services