saunders havill group

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surveying town planning urban design environmental management landscape architecture

Our Ref: 7009
LCC Ref: MCUI/44/2013
DSDIP Ref: SDA-1113-005924

20 November 2013

Ingrid Hardwick
Planning Officer
Development Assessment
Logan City Council
Via email: bpuda@logan.qld.gov.au

Dear Ingrid

Re: Proposed Educational Establishment (Extensions) to Saint Francis College on land at 54 – 76 Julie Street, Crestmead (Lot 1 on RP191064) – response to information request

We act on behalf of Brisbane Catholic Education, the applicant in relation to the above development application matter.

In response to Council's Information Request, dated 11 November 2013, we now provide –

- Stormwater Management Plan, prepared by Opus International Consultants (Australia) Pty Ltd; and
- Amended Proposed Site Plan including Gross Floor Area calculations, prepared by OPUS Architecture.

In response to the particular information request items, please note –

Item	**Response**
Item1 - Engineering Information	
Item 1.1	In response to Item 1.1, we now provide a Stormwater Management Plan, prepared by Opus International Consultants (Australia) Pty Ltd. The Stormwater Management Plan investigates stormwater runoff quantity and quality issues for the proposed development and demonstrates that the development has been designed in accordance with Council guidelines, State Planning Policy 4/10 – Healthy Waters, Queensland Urban Drainage Manual Second Edition 2007 (QUDM) and 'best management practices'. We understand that this report adequately addresses Council's requirement of no worsening external to the site as described in QUDM.

	The Stormwater Management Plan is included at **Attachment A**.
Item 2 – Infrastructure Charges Unit Information	
Item 2.1	In response to Item 2.1, we now provide an amended Proposed Site Plan which includes gross floor area (GFA) calculations for the development. GFA calculations are as follows – • Existing GFA – 9,396m^2 • Proposed GFA – 403m^2; and • Total GFA – 9,799m^2. Breakdown of the proposed GFA is as follows – • General Learning Areas – 210m^2 • Multipurpose Room – 210m^2; and • Prep Extension – 123m^2. In addition, proposed site cover calculations are as follows – • Buildings – 483m^2 or 0.5% of site area • Carpark – approx. 761m^2 or 0.8% of site area; and • Total – approx. 1,244m^2 or 1.3% of site area. The amended Proposed Site Plan is included at **Attachment B**.

In summary, we believe the above response will clarify stormwater management and gross floor area details for the proposed development and satisfy Council's concerns in relation to same.

We offer this in full response to Council's Information Request and request that the Council continue with its assessment of the application. In fulfilment of our obligations under the *Sustainable Planning Act 2009*, we will now arrange for public notification to be carried out.

Should there be any further clarification required, please contact Nick Christofis on 07 3251 9430 or nickchristofis@saundershavill.com or me on 07 3251 9443 or amyrussell@saundershavill.com.

Yours faithfully
Saunders Havill Group

ARussell

Amy Russell
Town Planner

cc Sera Rohan
Principal Planner
State Assessment and Referral Agency (SEQ South Region – Gold Coast)
Department of State Development, Infrastructure and Planning

Attachments

Attachment A

Stormwater Management Plan - Opus International Consultants (Australia) Pty Ltd

Attachment B

Amended Proposed Site Plan - Opus Architecture

Information Response Notice

Date Received by Council:	File:	887396-1
	Doc No:	8653393
Officer Initials:	Author/Action Officer:	Ingrid Hardwick ☐

Application: **MCUI/44/2013**

Description: **Educational Establishment (Extensions)**

File Number: 887396-1

Responsible Officer: **Ingrid Hardwick**

In accordance with Section 276 of the *Sustainable Planning Act 2009*, an Information Request has been issued to you in respect to your development application. As set out in the information request, under Section 278 of the *Sustainable Planning Act 2009* there are three (3) ways that you can respond to the Information Request. This is the Notice to be used by you to satisfy your obligations in responding to the Information Request and ensuring that Council is clear in understanding your position in respect to the Information Request. You are required to complete this page and return it to Council attached to the top of any response to the Information Request.

Therefore, please tick one of the following boxes, attach this page to your Information Request response (if you are making one), sign the bottom of the page and return to Council.

☑ I have provided all of the required information outlined in the Information Request so the development application can proceed based on this submission.

☐ I have provided part of the required information outlined in the Information Request so the assessment of the development application can proceed based on this submission and this response is to be taken to be a written Notice under Section 278(b) of the *Sustainable Planning Act 2009*.

☐ I **do not** intend to supply any of the required information outlined in Information Request and ask the Council to proceed with the assessment of the development application based on this submission. I intend that this response be taken to be a written Notice under Section 278(c) of the *Sustainable Planning Act*.

Applicant: **BRISBANE CATHOLIC EDUCATION** C/- Saunders Havill Group (Amy Russell)

Applicant Signature: ARussell

Date: 20-11-13

Attach this Notice to the front of your Information Response.

Important Note:

Any response to Council that does not include this page properly completed will not be treated as an Information Request Response and therefore, unless an exemption is granted by Council, will not progress the development application into the next stage of IDAS (Integrated Development Assessment System). Council may respond to any information submitted as a means of finalising or clarifying the information request to be submitted, however there is no specific timeframe for Council to do so, and doing so does not reduce the Council's statutory decision making period.